Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	2/88 Marshall Street, Ivanhoe Vic 3079

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $695,000 & $740,000

Median sale price

Median price $838,500 Property Type Unit Suburb Ivanhoe

Period - From 01/04/2026 to 30/06/2026 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2/23 Wilfred Rd IVANHOE EAST 3079	$720,000	05/06/2026
2	202/204-206 Lower Heidelberg Rd IVANHOE EAST 3079	$675,000	09/04/2026
3	1/110 Lower Heidelberg Rd IVANHOE 3079	$730,000	21/03/2026

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 13/07/2026 11:48

2/88 Marshall Street, Ivanhoe Vic 3079

JellisCraig



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$695,000 - $740,000
Median Unit Price
June quarter 2026: $838,500

Comparable Properties



2/23 Wilfred Rd IVANHOE EAST 3079 (REI/VG)

2 1 1

Agent Comments

Price: $720,000
Method: Private Sale
Date: 05/06/2026
Rooms: 3
Property Type: Unit



202/204-206 Lower Heidelberg Rd IVANHOE EAST 3079 (REI)

2 2 1

Agent Comments

Price: $675,000
Method: Private Sale
Date: 09/04/2026
Property Type: Apartment



1/110 Lower Heidelberg Rd IVANHOE 3079 (REI/VG)

2 1 1

Agent Comments

Price: $730,000
Method: Auction Sale
Date: 21/03/2026
Property Type: Apartment

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996

REIV THE DIFFERENCE

propertydata .com.au

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