Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 07/10/2026

Property offered for sale

Address
Including suburb and postcode: 912b/58 Myrtle Street, Ivanhoe Vic 3079

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Apartment	2	2	2	N/A	N/A

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price | or | Range between $550,000 & $595,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price $838,500 | Property type Unit | Suburb Ivanhoe

Period: from 01/04/2026 to 30/06/2026 | Source REIV

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	904B/58 Myrtle St IVANHOE 3079		
Sale price	$560,000	Date of sale	16/06/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Apartment	2	2	1	N/A	N/A

Comparable property 2

Address	12/40 Rosanna Rd HEIDELBERG 3084		
Sale price	$575,000	Date of sale	27/05/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Apartment	2	1	1	N/A	N/A

Comparable property 3

Address	204/58 Myrtle St IVANHOE 3079		
Sale price	$600,000	Date of sale	07/05/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Apartment	2	2	1	N/A	N/A

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

N/A

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price	$583,000	Unconditional sale date	12/11/2026

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=3dcd6b48992bc059f683aed2c39c8073

912b/58 Myrtle Street, Ivanhoe Vic 3079

Nelson Alexander



2 2 2

Property Type: Apartment

Agent Comments

Indicative Selling Price
$550,000 - $595,000
Median Unit Price
June quarter 2026: $838,500

Comparable Properties



904B/58 Myrtle St IVANHOE 3079 (REI)

2 2 1

Price: $560,000
Method: Private Sale
Date: 16/06/2026
Property Type: Apartment

Agent Comments

Offering a single car space and without city views, providing a slightly different overall proposition by comparison



12/40 Rosanna Rd HEIDELBERG 3084 (REI)

2 1 1

Price: $575,000
Method: Private Sale
Date: 27/05/2026
Property Type: Apartment

Agent Comments

Sold in a different market, while offering a similar living area and similar balcony space, however with only a single car space located on a main road without city views



204/58 Myrtle St IVANHOE 3079 (REI)

2 2 1

Price: $600,000
Method: Private Sale
Date: 07/05/2026
Property Type: Apartment

Agent Comments

Sold in a different market, while offering a larger living area and more generous balcony space, however with only a single car space

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REIV THE DIFFERENCE

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