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	310/69 Marshall Street, Ivanhoe Vic 3079

Indicative selling price

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

Range between $700,000 & $750,000

Median sale price

Median price $730,000 Property Type Unit Suburb Ivanhoe

Period - From 01/04/2024 to 31/03/2025 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	2/198 Lower Heidelberg Rd IVANHOE EAST 3079	$737,000	09/04/2025
2	G01/208 Lower Heidelberg Rd IVANHOE EAST 3079	$726,000	02/04/2025
3	3/206 Lower Heidelberg Rd IVANHOE EAST 3079	$760,000	15/02/2025

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: 03/07/2025 17:00

310/69 Marshall Street, Ivanhoe Vic 3079



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Property Type:
Agent Comments

Indicative Selling Price
$700,000 - $750,000
Median Unit Price
Year ending March 2025: $730,000

Comparable Properties



2/198 Lower Heidelberg Rd IVANHOE EAST 3079 (REI/VG)

2 1 1

Agent Comments

Price: $737,000
Method: Private Sale
Date: 09/04/2025
Rooms: 3
Property Type: Apartment



G01/208 Lower Heidelberg Rd IVANHOE EAST 3079 (REI)

2 2 1

Agent Comments

Price: $726,000
Method: Private Sale
Date: 02/04/2025
Property Type: Apartment

3/206 Lower Heidelberg Rd IVANHOE EAST 3079 (VG)

2 - -

Agent Comments

Price: $760,000
Method: Sale
Date: 15/02/2025
Property Type: Subdivided Flat - Single OYO Flat

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

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