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	610b/58 Myrtle Street, Ivanhoe VIC 3079

Indicative selling price

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

Single price	$395,000

Median sale price

Median price	$720,750	Property Type	Unit	Suburb	Ivanhoe
Period - From	22/06/2025	to	21/12/2025	Source	price_finder

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

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.

Address of comparable property	Price	Date of sale
56-58 Myrtle Street Ivanhoe VIC	$410,000	21/10/2025
69 Marshall Street Ivanhoe VIC	$430,000	22/07/2025

This Statement of Information was prepared on: 22/12/2025