

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

406/58 MYRTLE STREET IVANHOE VIC 3079

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$790,750

Property type

Unit

Suburb

Ivanhoe

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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 6 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

1004B/58 MYRTLE STREET IVANHOE VIC 3079	\$537,500	29-Jan-25
313/443 UPPER HEIDELBERG ROAD IVANHOE VIC 3079	\$555,000	05-Apr-25
1/40 ROSANNA ROAD HEIDELBERG VIC 3084	\$530,000	27-Feb-25

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 6 months.~~

This Statement of Information was prepared on: 03 July 2025

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**1004B/58 MYRTLE STREET
IVANHOE VIC 3079**

2 2 1

Sold Price

^{RS}

\$537,500

Sold Date

29-Jan-25

Distance

0.03km



**313/443 UPPER HEIDELBERG
ROAD IVANHOE VIC 3079**

2 2 1

Sold Price

\$555,000

Sold Date

05-Apr-25

Distance

0.23km



**1/40 ROSANNA ROAD
HEIDELBERG VIC 3084**

2 2 1

Sold Price

\$530,000

Sold Date

27-Feb-25

Distance

1.51km

RS = Recent sale

UN = Undisclosed Sale

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