

# 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

813B/58 Myrtle Street, Ivanhoe Vic 3079

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$580,000 & \$630,000

### Median sale price

Median price

\$728,000

Property Type

Unit

Suburb

Ivanhoe

Period - From

01/07/2024

to

30/06/2025

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 | G01/58 Myrtle St IVANHOE 3079  | \$611,000 | 27/05/2025   |
| 2 |                                |           |              |
| 3 |                                |           |              |

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:

30/07/2025 11:51

813B/58 Myrtle Street, Ivanhoe Vic 3079

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 2    2    2

Property Type: Apartment  
Agent Comments

Indicative Selling Price  
\$580,000 - \$630,000  
Median Unit Price  
Year ending June 2025: \$728,000

## Comparable Properties



G01/58 Myrtle St IVANHOE 3079 (REI)

 2    2    1

Agent Comments

Price: \$611,000  
Method: Private Sale  
Date: 27/05/2025  
Property Type: Apartment

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.

Account - Woodards | P: 03 9481 0633 | F: 0394821491



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