

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

\$485,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,750

Property type

Unit

Suburb

Ivanhoe

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

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

712/443 UPPER HEIDELBERG ROAD IVANHOE VIC 3079

\$510,000

21-Jul-25

4/1 WESTLEY AVENUE IVANHOE VIC 3079

\$510,000

29-Sep-25

2/241 WATERDALE ROAD IVANHOE VIC 3079

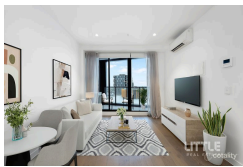
\$550,000

20-Oct-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: 11 November 2025



712/443 UPPER HEIDELBERG ROAD IVANHOE VIC 3079

2 1 1

Sold Price **\$510,000** Sold Date **21-Jul-25**

Distance **0.23km**



4/1 WESTLEY AVENUE IVANHOE VIC 3079

2 1 -

Sold Price Sold Date **29-Sep-25**

Distance **1.77km**



2/241 WATERDALE ROAD IVANHOE VIC 3079

2 1 1

Sold Price ^{RS} **\$550,000** Sold Date **20-Oct-25**

Distance **0.9km**

RS = Recent sale **UN** = Undisclosed Sale

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