

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

208/56 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

\$410,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$726,000

Property type

Unit

Suburb

Ivanhoe

Period-from

01 Feb 2025

to

31 Jan 2026

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

503/40 BURGUNDY STREET HEIDELBERG VIC 3084	\$420,000	26-May-25
4/4 VILLA STREET HEIDELBERG VIC 3084	\$410,000	04-Aug-25
1/289 UPPER HEIDELBERG ROAD IVANHOE VIC 3079	\$411,000	19-Jul-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: 23 February 2026



**503/40 BURGUNDY STREET
 HEIDELBERG VIC 3084**

 1  1  1

Sold Price **\$420,000** Sold Date **26-May-25**

Distance **1.42km**



**4/4 VILLA STREET HEIDELBERG
 VIC 3084**

 1  1  1

Sold Price **\$410,000** Sold Date **04-Aug-25**

Distance **1.39km**



**1/289 UPPER HEIDELBERG ROAD
 IVANHOE VIC 3079**

 1  1  1

Sold Price **\$411,000** Sold Date **19-Jul-25**

Distance **1.25km**

RS = Recent sale UN = Undisclosed Sale

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