

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

2/53 Myrtle Street, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$692,500 Property Type Unit Suburb Ivanhoe

Period - From 01/01/2025 to 31/12/2025 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	2/67 Hawdon St HEIDELBERG 3084	\$1,378,000	16/12/2025
2	4/5-9 Castle St EAGLEMONT 3084	\$1,250,000	02/12/2025
3	2/328 Upper Heidelberg Rd IVANHOE 3079	\$1,300,000	21/11/2025

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:

16/02/2026 08:26



4 3 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000

Median Unit Price
Year ending December 2025: \$692,500

Comparable Properties



2/67 Hawdon St HEIDELBERG 3084 (REI/VG)

Agent Comments

4 3 2

Price: \$1,378,000

Method: Private Sale

Date: 16/12/2025

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 312 sqm approx



4/5-9 Castle St EAGLEMONT 3084 (REI)

Agent Comments

3 1 2

Price: \$1,250,000

Method: Private Sale

Date: 02/12/2025

Property Type: Townhouse (Res)

2/328 Upper Heidelberg Rd IVANHOE 3079 (VG)

Agent Comments

3 - -

Price: \$1,300,000

Method: Sale

Date: 21/11/2025

Property Type: Flat/Unit/Apartment (Res)

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481



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