

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

412b/56 Myrtle Street, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$380,000 & \$418,000

Median sale price

Median price \$662,500 Property Type Unit Suburb Ivanhoe

Period - From 01/10/2025 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	610B/58 Myrtle St IVANHOE 3079	\$397,000	03/01/2026
2	10/58 Myrtle St IVANHOE 3079	\$410,000	21/10/2025
3	310/58 Myrtle St IVANHOE 3079	\$410,000	21/10/2025

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:

25/01/2026 16:44



1
 1
 1

Property Type: Apartment
 Agent Comments

Indicative Selling Price
 \$380,000 - \$418,000
Median Unit Price
 December quarter 2025: \$662,500

Comparable Properties

610B/58 Myrtle St IVANHOE 3079 (REI)

Agent Comments

1
 1
 1

Price: \$397,000
Method: Private Sale
Date: 03/01/2026
Rooms: 2
Property Type: Apartment

10/58 Myrtle St IVANHOE 3079 (VG)

Agent Comments

1
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Price: \$410,000
Method: Sale
Date: 21/10/2025
Property Type: Strata Flat - Single OYO Flat



310/58 Myrtle St IVANHOE 3079 (REI)

Agent Comments

1
 1
 1

Price: \$410,000
Method: Private Sale
Date: 21/10/2025
Property Type: Apartment

Account - Woodards | P: 03 9842 1188 | F: 03 9842 1799



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