

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

4/88 MARSHALL 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

\$640,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$745,000

Property type

Unit

Suburb

Ivanhoe

Period-from

01 Jul 2025

to

30 Jun 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

1/293 UPPER HEIDELBERG ROAD IVANHOE VIC 3079	\$770,000	01-May-26
1/110 LOWER HEIDELBERG ROAD IVANHOE VIC 3079	\$730,000	21-Mar-26

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: 07 July 2026



1/293 UPPER HEIDELBERG ROAD Sold Price \$770,000 Sold Date 01-May-26
IVANHOE VIC 3079
2 1 2 Distance 0.63km



1/110 LOWER HEIDELBERG ROAD Sold Price \$730,000 Sold Date 21-Mar-26
IVANHOE VIC 3079
2 1 1 Distance 0.24km

RS = Recent sale UN = Undisclosed Sale

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