

Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared

01/10/2026

Property offered for sale

Address
Including suburb and postcode

21 Myrtle Street, Ivanhoe Vic 3079

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	5	5	2	575.3	748

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price

or

Range between

&

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price

Property type

Suburb

Period: from

to

Source

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	1 Sherwood Rd IVANHOE 3079				
Sale price	\$3,000,000	Date of sale	28/08/2026		
Key features					
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	4	3	2	N/A	1,640

Comparable property 2

Address	3 Thomas Ct EAGLEMONT 3084				
Sale price	\$3,004,777	Date of sale	12/08/2026		
Key features					
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	4	3	2	N/A	N/A

Comparable property 3

Address	19 Magnolia Rd IVANHOE 3079				
Sale price	\$3,690,000	Date of sale	16/06/2026		
Key features					
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	5	3	2	N/A	961

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

N/A

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price		Unconditional sale date	
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This Property Price Statement is published at:

<https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=bb34a2a02051d169829d5bacf7c4ccbf>



 5  5  2

Property Type: House

Land Size: 748 sqm approx

Agent Comments

Comparable Properties



1 Sherwood Rd IVANHOE 3079 (REI)

Agent Comments

 4  3  2

Price: \$3,000,000

Method: Private Sale

Date: 28/08/2026

Rooms: 9

Property Type: House (Res)

Land Size: 1640 sqm approx

3 Thomas Ct EAGLEMONT 3084 (REI)

Agent Comments

 4  3  2

Price: \$3,004,777

Method: Private Sale

Date: 12/08/2026

Property Type: House (Res)



19 Magnolia Rd IVANHOE 3079 (REI)

Agent Comments

 5  3  2

Price: \$3,690,000

Method: Private Sale

Date: 16/06/2026

Rooms: 7

Property Type: House (Res)

Land Size: 961 sqm approx