

# 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 107 Stanhope Street, Malvern VIC 3144

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$4,895,000

### Median sale price

Median price \$2,900,000 Property type House Suburb Malvern

Period - From 01/07/2024 to 30/09/2024 Source REIV

### Comparable property sales

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
10 Soudan Street, Malvern	\$4,950,000	21/09/2024
69A Elizabeth Street, Malvern	\$5,050,000	15/08/2024
28 Mayfield Avenue, Malvern	\$4,650,000	08/10/2024

This Statement of Information was prepared on: 11 December 2024