

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

1/19 HORACE STREET MALVERN VIC 3144

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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

Unit

Suburb

Malvern

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

2/35-37 WINTER STREET MALVERN VIC 3144	\$705,000	15-Feb-25
6/10-12 MEREDITH STREET MALVERN VIC 3144	\$680,000	06-Dec-24
44/202 WATTLETREE ROAD MALVERN VIC 3144	\$670,000	18-Dec-24

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: 03 June 2025

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**2/35-37 WINTER STREET
MALVERN VIC 3144**

 2  1  1

Sold Price **\$705,000** Sold Date **15-Feb-25**

Distance **0.62km**



**6/10-12 MEREDITH STREET
MALVERN VIC 3144**

 2  1  1

Sold Price **\$680,000** Sold Date **06-Dec-24**

Distance **1.21km**



**44/202 WATTLETREE ROAD
MALVERN VIC 3144**

 2  1  1

Sold Price **\$670,000** Sold Date **18-Dec-24**

Distance **0.48km**

RS = Recent sale

UN = Undisclosed Sale

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