

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

1/26 Mcarthur Street, Malvern Vic 3144

Indicative selling price

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

Range between \$605,000

&

\$665,500

Median sale price

Median price \$670,000

Property Type Unit

Suburb Malvern

Period - From 18/08/2024

to

17/08/2025

Source Property Data

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	101/12b Spring Rd MALVERN 3144	\$617,000	06/06/2025
2	5/9 Jordan St MALVERN 3144	\$635,000	08/05/2025
3	102/1314 Malvern Rd MALVERN 3144	\$681,000	22/04/2025

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:

18/08/2025 14:25



2
 1
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$605,000 - \$665,500

Median Unit Price

18/08/2024 - 17/08/2025: \$670,000

Comparable Properties



101/12b Spring Rd MALVERN 3144 (REI/VG)

Agent Comments

2
 1
 1

Price: \$617,000

Method: Private Sale

Date: 06/06/2025

Property Type: Apartment



5/9 Jordan St MALVERN 3144 (REI/VG)

Agent Comments

2
 1
 1

Price: \$635,000

Method: Sold Before Auction

Date: 08/05/2025

Property Type: Apartment



102/1314 Malvern Rd MALVERN 3144 (REI/VG)

Agent Comments

2
 1
 1

Price: \$681,000

Method: Private Sale

Date: 22/04/2025

Property Type: Apartment

Account - Eleven North | P: 1300 353 836