

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

1a/28 Mcarthur Street, Malvern Vic 3144

Indicative selling price

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

Range between

\$800,000

&

\$850,000

Median sale price

Median price

\$716,500

Property Type

Unit

Suburb

Malvern

Period - From

01/07/2025

to

30/09/2025

Source

REIV

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	1/8 Gordon Gr MALVERN 3144	\$800,000	23/10/2025
2	6/20 Lysterville Av MALVERN 3144	\$810,000	08/09/2025
3	6/14 Clifton Rd HAWTHORN EAST 3123	\$821,000	14/08/2025

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:

18/11/2025 12:04

1a/28 Mcarthur Street, Malvern Vic 3144



Walter Summons
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Indicative Selling Price

\$800,000 - \$850,000

Median Unit Price

September quarter 2025: \$716,500



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



1/8 Gordon Gr MALVERN 3144 (REI)

Agent Comments

2 1 1

Price: \$800,000

Method: Sold Before Auction

Date: 23/10/2025

Property Type: Apartment



6/20 Lysterville Av MALVERN 3144 (REI/VG)

Agent Comments

2 1 1

Price: \$810,000

Method: Private Sale

Date: 08/09/2025

Property Type: Unit



6/14 Clifton Rd HAWTHORN EAST 3123 (REI/VG)

Agent Comments

2 1 1

Price: \$821,000

Method: Sold Before Auction

Date: 14/08/2025

Property Type: Unit

Land Size: 78 sqm approx

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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