

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

2/64 Stanhope Street, Malvern Vic 3144

Indicative selling price

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

Range between \$500,000

&

\$550,000

Median sale price

Median price \$671,500

Property Type Unit

Suburb Malvern

Period - From 01/10/2024

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	10/7 Wattletree Rd ARMADALE 3143	\$515,000	24/04/2025
2	4/64 Stanhope St MALVERN 3144	\$534,500	30/05/2025
3	7/14 Finlayson St MALVERN 3144	\$559,000	13/06/2025

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:

16/10/2025 10:23

2/64 Stanhope Street, Malvern Vic 3144



Charmayne Dulley
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Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

Year ending September 2025: \$671,500



2 1 0

Property Type: Unit

Agent Comments

Comparable Properties



10/7 Wattletree Rd ARMADALE 3143 (REI/VG)

Agent Comments

2 1 1

Price: \$515,000

Method: Private Sale

Date: 24/04/2025

Property Type: Apartment

Land Size: 78 sqm approx



4/64 Stanhope St MALVERN 3144 (REI/VG)

Agent Comments

2 1 -

Price: \$534,500

Method: Private Sale

Date: 30/05/2025

Property Type: Apartment



7/14 Finlayson St MALVERN 3144 (REI/VG)

Agent Comments

2 1 1

Price: \$559,000

Method: Private Sale

Date: 13/06/2025

Property Type: Apartment

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



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