

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

6/5 Peak Street, Malvern East Vic 3145

Indicative selling price

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

Range between

\$450,000

&

\$480,000

Median sale price

Median price

\$609,000

Property Type

Unit

Suburb

Malvern East

Period - From

01/04/2024

to

31/03/2025

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	218/436-442 Huntingdale Rd MOUNT WAVERLEY 3149	\$470,000	03/06/2025
2	25/50 Poath Rd HUGHESDALE 3166	\$475,000	03/06/2025
3	12/13 Logie St OAKLEIGH 3166	\$460,000	19/03/2025

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:

13/06/2025 10:08



Property Type: Apartment

Agent Comments

Comparable Properties



218/436-442 Huntingdale Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$470,000

Method: Private Sale

Date: 03/06/2025

Property Type: Apartment



25/50 Poath Rd HUGHESDALE 3166 (REI)

Agent Comments

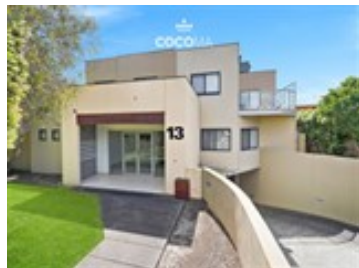


Price: \$475,000

Method: Private Sale

Date: 03/06/2025

Property Type: Apartment



12/13 Logie St OAKLEIGH 3166 (REI/VG)

Agent Comments



Price: \$460,000

Method: Private Sale

Date: 19/03/2025

Property Type: Apartment