

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

61 Thanet Street, Malvern Vic 3144

Indicative selling price

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

Range between \$1,600,000

&

\$1,750,000

Median sale price

Median price \$2,979,000

Property Type House

Suburb Malvern

Period - From 01/07/2024

to

30/06/2025

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.

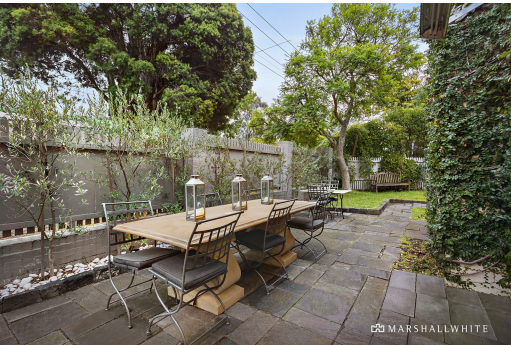
	Address of comparable property	Price	Date of sale
1	7 Hunter St MALVERN 3144	\$1,600,000	11/09/2025
2	3a Horace St MALVERN 3144	\$1,780,000	26/08/2025
3	14b Young St GLEN IRIS 3146	\$1,765,000	23/08/2025

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:

15/09/2025 16:46



Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,750,000
Median House Price
Year ending June 2025: \$2,979,000

Comparable Properties



7 Hunter St MALVERN 3144 (REI)

Agent Comments



Price: \$1,600,000
Method: Sold Before Auction
Date: 11/09/2025
Property Type: House
Land Size: 251 sqm approx



3a Horace St MALVERN 3144 (REI)

Agent Comments



Price: \$1,780,000
Method: Sold Before Auction
Date: 26/08/2025
Property Type: House



14b Young St GLEN IRIS 3146 (REI)

Agent Comments



Price: \$1,765,000
Method: Sold Before Auction
Date: 23/08/2025
Property Type: House (Res)

Account - Woodards South Yarra | P: 03 9866 4411 | F: 03 9866 4504