Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$1,472,500

Property offered for sale

Address	7 Hunter Street, Malvern Vic 3144
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,500,000	&	\$1,600,000

Median sale price

Median price	\$2,515,500	Pro	perty Type	House		Suburb	Malvern
Period - From	01/04/2025	to	30/06/2025		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

6 William St ARMADALE 3143

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.

1 10 Kooyong Rd ARMADALE 3143 \$1,538,888	15/06/2025
2 12 Baldwin St ARMADALE 3143 \$1,485,000	17/05/2025

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:	30/08/2025 21:26



01/03/2025









Property Type: House Land Size: 251 sqm approx

Agent Comments

Indicative Selling Price \$1,500,000 - \$1,600,000 **Median House Price**

June guarter 2025: \$2,515,500

Comparable Properties

10 Kooyong Rd ARMADALE 3143 (VG)





Agent Comments

Price: \$1,538,888 Method: Sale Date: 15/06/2025

Property Type: House (Res) Land Size: 324 sqm approx

12 Baldwin St ARMADALE 3143 (REI/VG)

2





Price: \$1,485,000 Method: Auction Sale Date: 17/05/2025

Property Type: House (Res) Land Size: 155 sqm approx Agent Comments



6 William St ARMADALE 3143 (REI/VG)







Price: \$1,472,500 Method: Auction Sale Date: 01/03/2025

Property Type: House (Res) Land Size: 200 sqm approx **Agent Comments**

Account - The Agency Victoria | P: 03 8578 0388





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