

# 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

7 Hunter Street, Malvern Vic 3144

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,500,000

&

\$1,600,000

### Median sale price

Median price \$2,515,500

Property 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)

**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 Kooyong Rd ARMADALE 3143	\$1,538,888	15/06/2025
2	12 Baldwin St ARMADALE 3143	\$1,485,000	17/05/2025
3	6 William St ARMADALE 3143	\$1,472,500	01/03/2025

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:

30/08/2025 21:26



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**Property Type:** House  
**Land Size:** 251 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,500,000 - \$1,600,000  
**Median House Price**  
June quarter 2025: \$2,515,500

## Comparable Properties

10 Kooyong Rd ARMADALE 3143 (VG)

**Agent Comments**

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**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)

**Agent Comments**

2 1 -

**Price:** \$1,485,000  
**Method:** Auction Sale  
**Date:** 17/05/2025  
**Property Type:** House (Res)  
**Land Size:** 155 sqm approx



6 William St ARMADALE 3143 (REI/VG)

**Agent Comments**

2 1 -

**Price:** \$1,472,500  
**Method:** Auction Sale  
**Date:** 01/03/2025  
**Property Type:** House (Res)  
**Land Size:** 200 sqm approx