

# 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

8/7 Warner 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 \$640,000 & \$690,000

### Median sale price

Median price \$670,000 Property Type Unit Suburb Malvern

Period - From 01/04/2025 to 31/03/2026 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 | 8/34 Denbigh Rd ARMADALE 3143       | \$656,000 | 27/04/2026   |
| 2 | 9/31-33 Wattletree Rd ARMADALE 3143 | \$675,000 | 25/03/2026   |
| 3 | 10/2 Egerton Rd ARMADALE 3143       | \$670,000 | 28/02/2026   |

**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:

28/04/2026 15:59



2   1   1

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$640,000 - \$690,000  
**Median Unit Price**  
Year ending March 2026: \$670,000

## Comparable Properties



**8/34 Denbigh Rd ARMADALE 3143 (REI)**

[Agent Comments](#)

2   1   1

**Price:** \$656,000  
**Method:** Private Sale  
**Date:** 27/04/2026  
**Property Type:** Apartment



**9/31-33 Wattletree Rd ARMADALE 3143 (REI)**

[Agent Comments](#)

2   1   1

**Price:** \$675,000  
**Method:** Private Sale  
**Date:** 25/03/2026  
**Property Type:** Apartment



**10/2 Egerton Rd ARMADALE 3143 (REI/VG)**

[Agent Comments](#)

2   1   1

**Price:** \$670,000  
**Method:** Auction Sale  
**Date:** 28/02/2026  
**Property Type:** Apartment

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