

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

9 Hornsby Street, Malvern Vic 3144

Indicative selling price

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

Range between \$3,000,000

&

\$3,300,000

Median sale price

Median price \$2,991,250

Property Type House

Suburb Malvern

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	21 Airedale Av HAWTHORN EAST 3123	\$3,398,000	30/03/2025
2	95 Robinson Rd HAWTHORN 3122	\$2,970,000	15/03/2025
3	30 Clifton Rd HAWTHORN EAST 3123	\$3,191,000	11/03/2025

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:

05/07/2025 22:21



Property Type:
Agent Comments

Indicative Selling Price
\$3,000,000 - \$3,300,000
Median House Price
Year ending March 2025: \$2,991,250

Comparable Properties



21 Airedale Av HAWTHORN EAST 3123 (REI/VG)

Agent Comments



Price: \$3,398,000
Method: Sold Before Auction
Date: 30/03/2025
Property Type: House (Res)
Land Size: 892 sqm approx



95 Robinson Rd HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$2,970,000
Method: Auction Sale
Date: 15/03/2025
Property Type: House (Res)
Land Size: 595 sqm approx



30 Clifton Rd HAWTHORN EAST 3123 (REI/VG)

Agent Comments



Price: \$3,191,000
Method: Private Sale
Date: 11/03/2025
Property Type: House
Land Size: 1022 sqm approx