

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 SILVER STREET MALVERN VIC 3144

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$2,500,000

&

\$2,750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,690,000

Property type

House

Suburb

Malvern

Period-from

01 Jul 2025

to

30 Jun 2026

Source

Cotality

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 6 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

17 FAIRCROFT AVENUE GLEN IRIS VIC 3146	\$2,650,000	14-May-26
32 JORDAN STREET MALVERN VIC 3144	\$2,660,000	25-Jul-26
20 PLEASANT ROAD HAWTHORN EAST VIC 3123	\$2,700,000	09-May-26

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 6 months.~~

This Statement of Information was prepared on: 31 July 2026



17 FAIRCROFT AVENUE GLEN IRIS VIC 3146

Sold Price

\$2,650,000

Sold Date

14-May-26



4



2



1

Distance

1.19km



32 JORDAN STREET MALVERN VIC 3144

Sold Price

^{RS} **\$2,660,000** ^{UN}

Sold Date

25-Jul-26



3



2



2

Distance

1.29km



20 PLEASANT ROAD HAWTHORN EAST VIC 3123

Sold Price

^{RS} **\$2,700,000** ^{UN}

Sold Date

09-May-26



4



2



2

Distance

1.92km

RS = Recent sale

UN = Undisclosed Sale

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