

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

16 Silver Street, Malvern Vic 3144

Indicative selling price

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

Range between

\$3,000,000

&

\$3,200,000

Median sale price

Median price

\$2,979,000

Property Type

House

Suburb

Malvern

Period - From

01/07/2024

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	22 Cressy St MALVERN 3144	\$3,275,500	24/06/2025
2	2 Huntingtower Rd ARMADALE 3143	\$3,300,000	17/06/2025
3	1A Anthony St GLEN IRIS 3146	\$3,100,000	13/06/2025

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:

31/07/2025 11:26



 5
  3
  2

Property Type: House

Agent Comments

Indicative Selling Price

\$3,000,000 - \$3,200,000

Median House Price

Year ending June 2025: \$2,979,000

Comparable Properties



22 Cressy St MALVERN 3144 (REI)

Agent Comments

 4
  3
  1

Price: \$3,275,500

Method: Private Sale

Date: 24/06/2025

Property Type: House



2 Huntingtower Rd ARMADALE 3143 (REI)

Agent Comments

 3
  2
  2

Price: \$3,300,000

Method: Private Sale

Date: 17/06/2025

Property Type: House



1A Anthony St GLEN IRIS 3146 (REI)

Agent Comments

 4
  3
  3

Price: \$3,100,000

Method: Sold Before Auction

Date: 13/06/2025

Property Type: House (Res)

Account - Marshall White | P: 03 9822 9999