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	1 Horace Street, Malvern Vic 3144

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000	Range between	\$1,400,000	&	\$1,500,000
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Median sale price

Median price	\$2,515,500	Pro	perty Type	louse		Suburb	Malvern
Period - From	01/04/2025	to	30/06/2025	9	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.

Ad	dress of comparable property	Price	Date of sale
1	1460 High St GLEN IRIS 3146	\$1,421,000	01/04/2025
2	212 Waverley Rd MALVERN EAST 3145	\$1,336,000	30/03/2025
3	211 Burke Rd GI FN IRIS 3146	\$1,400,000	07/03/2025

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:	21/07/2025 17:46











Property Type: House Land Size: 247 sqm approx

Agent Comments

Indicative Selling Price \$1,400,000 - \$1,500,000 **Median House Price** June guarter 2025: \$2,515,500

Comparable Properties



1460 High St GLEN IRIS 3146 (REI/VG)





Price: \$1,421,000 Method: Private Sale Date: 01/04/2025

Property Type: House (Res) Land Size: 422 sqm approx

Agent Comments



212 Waverley Rd MALVERN EAST 3145 (VG)





Agent Comments

Price: \$1,336,000 Method: Sale Date: 30/03/2025

Property Type: House - Attached House N.E.C.

Land Size: 462 sqm approx

211 Burke Rd GLEN IRIS 3146 (REI/VG)

Price: \$1,400,000 Method: Private Sale Date: 07/03/2025 Property Type: House Land Size: 526 sqm approx



Agent Comments

Account - Marshall White | P: 03 9822 9999





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