

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

Median sale price

Median price \$2,515,500

Property Type House

Suburb Malvern

Period - From 01/04/2025

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	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 GLEN 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



2 1 2

Property Type: House
Land Size: 247 sqm approx
Agent Comments

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

Comparable Properties



1460 High St GLEN IRIS 3146 (REI/VG)

Agent Comments

3 1 1

Price: \$1,421,000
Method: Private Sale
Date: 01/04/2025
Property Type: House (Res)
Land Size: 422 sqm approx



212 Waverley Rd MALVERN EAST 3145 (VG)

Agent Comments

3 - -

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)

Agent Comments

3 1 4

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

Account - Marshall White | P: 03 9822 9999