

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

27 Argyll Street, Malvern East Vic 3145

Indicative selling price

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

Range between

\$1,450,000

&

\$1,550,000

Median sale price

Median price

\$2,082,500

Property Type

House

Suburb

Malvern East

Period - From

07/08/2024

to

06/08/2025

Source

Property Data

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	43 Argyll St MALVERN EAST 3145	\$1,550,000	05/07/2025
2	39 Thurso St MALVERN EAST 3145	\$1,509,000	01/04/2025
3	18 Thurso St MALVERN EAST 3145	\$1,524,000	01/03/2025

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:

07/08/2025 21:06



4 2 3

Property Type: House (Previously Occupied - Detached)
Land Size: 650 sqm approx
Agent Comments

Indicative Selling Price
\$1,450,000 - \$1,550,000
Median House Price
07/08/2024 - 06/08/2025: \$2,082,500

Comparable Properties



43 Argyll St MALVERN EAST 3145 (REI)

Agent Comments

2 1 3

Price: \$1,550,000
Method: Auction Sale
Date: 05/07/2025
Property Type: House (Res)
Land Size: 650 sqm approx



39 Thurso St MALVERN EAST 3145 (REI/VG)

Agent Comments

3 1 3

Price: \$1,509,000
Method: Private Sale
Date: 01/04/2025
Property Type: House
Land Size: 689 sqm approx



18 Thurso St MALVERN EAST 3145 (REI/VG)

Agent Comments

3 1 2

Price: \$1,524,000
Method: Auction Sale
Date: 01/03/2025
Property Type: House (Res)
Land Size: 650 sqm approx