## 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	5 Johnstone Street, Malvern Vic 3144
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#### Indicative selling price

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

Range between \$1,150,000	&	\$1,250,000
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#### Median sale price

Median price	\$2,515,500	Pro	perty 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

Add	dress of comparable property	Price	Date of sale
1	45 Wattletree Rd ARMADALE 3143	\$1,320,000	05/05/2025
2	212 Waverley Rd MALVERN EAST 3145	\$1,366,000	30/03/2025
3	1399 High St GLEN IRIS 3146	\$1,320,000	29/03/2025

#### OR

<del>B\*</del>-The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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 10:19





**Todd Braggins** 03 9889 3990 0420 618 618 todd@shelterrealestate.com.au

> **Indicative Selling Price** \$1,150,000 - \$1,250,000 **Median House Price**

June quarter 2025: \$2,515,500



Property Type: Semi Duplex **Agent Comments** This almost untouched three-bedroom home is a rare find, perfectly blending classic

Central, the Glenferrie shopping precinct, and Cabrini Hospital.

character with modern potential. It's ideally located just moments from Malvern

## Comparable Properties



45 Wattletree Rd ARMADALE 3143 (REI/VG)

Agent Comments

Price: \$1,320,000 Method: Private Sale Date: 05/05/2025 **Property Type:** House Land Size: 263 sqm approx

212 Waverley Rd MALVERN EAST 3145 (REI)

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Price: \$1,366,000

Method: Sold Before Auction

Date: 30/03/2025

Property Type: House (Res) Land Size: 462 sqm approx **Agent Comments** 



1399 High St GLEN IRIS 3146 (REI/VG)



**Agent Comments** 

Price: \$1,320,000 Method: Auction Sale Date: 29/03/2025

Property Type: House (Res) Land Size: 303 sqm approx

Account - Shelter Real Estate | P: 03 9889 3990





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