

# 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

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,150,000

&

\$1,250,000

### 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	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**

~~**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 10:19

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3 bedrooms 1 bathroom 1 car

**Property Type:** Semi Duplex

**Agent Comments**

This almost untouched three-bedroom home is a rare find, perfectly blending classic character with modern potential. It's ideally located just moments from Malvern Central, the Glenferrie shopping precinct, and Cabrini Hospital.

**Indicative Selling Price**

\$1,150,000 - \$1,250,000

**Median House Price**

June quarter 2025: \$2,515,500

## Comparable Properties



**45 Wattletree Rd ARMADALE 3143 (REI/VG)**

**Agent Comments**

2 bedrooms 1 bathroom 1 car

**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)**

**Agent Comments**

2 bedrooms 2 bathrooms 2 cars

**Price:** \$1,366,000

**Method:** Sold Before Auction

**Date:** 30/03/2025

**Property Type:** House (Res)

**Land Size:** 462 sqm approx



**1399 High St GLEN IRIS 3146 (REI/VG)**

**Agent Comments**

2 bedrooms 1 bathroom 2 cars

**Price:** \$1,320,000

**Method:** Auction Sale

**Date:** 29/03/2025

**Property Type:** House (Res)

**Land Size:** 303 sqm approx