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	3/6 Park Street, Malvern Vic 3144

Indicative selling price

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

Range between $900,000 & $950,000

Median sale price

Median price $671,500 Property Type Unit Suburb Malvern

Period - From 01/10/2024 to 30/09/2025 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	6/114 Kooyong Rd ARMADALE 3143	$945,000	15/10/2025
2	3/43 Pental Rd CAULFIELD NORTH 3161	$980,000	09/10/2025
3	6/6 Park St MALVERN 3144	$970,000	13/09/2025

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: 18/11/2025 08:23

3/6 Park Street, Malvern Vic 3144

Lauchlan Waterfield
03 9509 0411
0422 290 489
lauchlan.waterfield@belleproperty.com



3 1 1

Rooms: 4
Property Type: Apartment

Agent Comments

Indicative Selling Price
$900,000 - $950,000
Median Unit Price
Year ending September 2025: $671,500

Comparable Properties



6/114 Kooyong Rd ARMADALE 3143 (REI)

3 1 1

Price: $945,000
Method: Sold Before Auction
Date: 15/10/2025
Property Type: Apartment

Agent Comments



3/43 Pental Rd CAULFIELD NORTH 3161 (REI)

3 1 1

Price: $980,000
Method: Private Sale
Date: 09/10/2025
Property Type: Apartment

Agent Comments



6/6 Park St MALVERN 3144 (REI/VG)

3 1 1

Price: $970,000
Method: Auction Sale
Date: 13/09/2025
Property Type: Apartment

Agent Comments

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525

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