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	7 Argyll Street, Malvern East Vic 3145

Indicative selling price

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

Range between $2,100,000 & $2,300,000

Median sale price

Median price $2,200,000 Property Type House Suburb Malvern East

Period - From 01/10/2025 to 31/12/2025 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	25 Rob Roy Rd MALVERN EAST 3145	$2,320,000	11/12/2025
2	6 Bowlers Way MALVERN EAST 3145	$2,180,000	06/12/2025
3	50 Munro Av ASHBURTON 3147	$2,395,000	09/11/2025

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: 10/02/2026 16:54

7 Argyll Street, Malvern East Vic 3145

Will Anderson
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4 3 3

Property Type: House
Land Size: 650 sqm approx

Indicative Selling Price
$2,100,000 - $2,300,000
Median House Price
December quarter 2025: $2,200,000

Agent Comments

Masterfully designed blending premium quality finishes, innovation and intelligent design, this stunning home sets its own standard in luxury and liveability.

Comparable Properties



25 Rob Roy Rd MALVERN EAST 3145 (REI/VG)

4 3 4

Price: $2,320,000
Method: Private Sale
Date: 11/12/2025
Property Type: House
Land Size: 604 sqm approx

Agent Comments



6 Bowlers Way MALVERN EAST 3145 (REI)

4 4 2

Price: $2,180,000
Method: Auction Sale
Date: 06/12/2025
Property Type: House (Res)

Agent Comments



50 Munro Av ASHBURTON 3147 (REI/VG)

4 3 3

Price: $2,395,000
Method: Private Sale
Date: 09/11/2025
Property Type: House
Land Size: 624 sqm approx

Agent Comments

Account - Shelter Real Estate | P: 03 9889 3990

REIV THE DIFFERENCE | propertydata.com.au

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