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	13a Thanet Street, Malvern Vic 3144

Indicative selling price

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

Range between $1,800,000 & $1,950,000

Median sale price

Median price $2,420,000 Property Type House Suburb Malvern

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	60 Cawkwell St MALVERN 3144	$1,865,000	28/11/2025
2	22 Hume St ARMADALE 3143	$1,910,000	25/10/2025
3	7 Ewart St MALVERN 3144	$1,895,000	22/10/2025

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: 11/02/2026 16:55

13a Thanet Street, Malvern Vic 3144

Walter Summons
03 9509 0411
0438 576 233
walter.summons@belleproperty.com



3 1 0

Property Type: House

Agent Comments

Indicative Selling Price
$1,800,000 - $1,950,000
Median House Price
December quarter 2025: $2,420,000

Comparable Properties



60 Cawkwell St MALVERN 3144 (REI/VG)

3 2 2

Price: $1,865,000
Method: Private Sale
Date: 28/11/2025
Property Type: House

Agent Comments



22 Hume St ARMADALE 3143 (REI/VG)

3 1 -

Price: $1,910,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)
Land Size: 237 sqm approx

Agent Comments



7 Ewart St MALVERN 3144 (REI/VG)

3 1 4

Price: $1,895,000
Method: Private Sale
Date: 22/10/2025
Property Type: House (Res)
Land Size: 359 sqm approx

Agent Comments

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