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	71 Jordan Street, Malvern Vic 3144

Indicative selling price

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

Range between $2,600,000 & $2,800,000

Median sale price

Median price $2,801,000 Property Type House Suburb Malvern

Period - From 07/06/2025 to 06/06/2026 Source Property Data

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 Oxford St MALVERN 3144	$2,795,000	23/05/2026
2	16 Alice St MALVERN 3144	$2,765,500	28/02/2026
3	24 Hope St GLEN IRIS 3146	$2,800,000	12/12/2025

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: 07/06/2026 09:02

71 Jordan Street, Malvern Vic 3144

Steve Burke
03 9818 1888
0448 331 653
steve.burke@belleproperty.com



4 3 1

Rooms: 7
Property Type: House
Land Size: 453 sqm approx

Agent Comments

Indicative Selling Price
$2,600,000 - $2,800,000
Median House Price
07/06/2025 - 06/06/2026: $2,801,000

Comparable Properties



6 Oxford St MALVERN 3144 (REI)

4 2 3

Price: $2,795,000
Method: Auction Sale
Date: 23/05/2026
Property Type: House (Res)

Agent Comments



16 Alice St MALVERN 3144 (REI/VG)

3 2 2

Price: $2,765,500
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 302 sqm approx

Agent Comments



24 Hope St GLEN IRIS 3146 (VG)

3 - -

Price: $2,800,000
Method: Sale
Date: 12/12/2025
Property Type: House (Res)
Land Size: 556 sqm approx

Agent Comments

Account - Belle Property Glen Iris | P: 03 98181888

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