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<br>Including suburb and postcode | 9/12 Irving Street, Malvern Vic 3144 |

## Indicative selling price

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

Range between $500,000 & $550,000

## Median sale price

Median price $670,000 Property Type Unit Suburb Malvern

Period - From 01/04/2025 to 31/03/2026 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 | 10/244-246 Wattletree Rd MALVERN 3144 | $575,000 | 12/02/2026 |
| 2 | 5/26 Denbigh Rd ARMADALE 3143 | $510,000 | 07/02/2026 |
| 3 | 304/3 Evergreen Mews ARMADALE 3143 | $550,000 | 22/01/2026 |

**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: 09/04/2026 14:24

# 9/12 Irving Street, Malvern Vic 3144

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



1 1 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**
$500,000 - $550,000
**Median Unit Price**
Year ending March 2026: $670,000

## Comparable Properties



**10/244-246 Wattletree Rd MALVERN 3144 (REI)**

1 1 1

**Price:** $575,000
**Method:** Private Sale
**Date:** 12/02/2026
**Property Type:** Apartment

Agent Comments



**5/26 Denbigh Rd ARMADALE 3143 (REI)**

1 1 1

**Price:** $510,000
**Method:** Auction Sale
**Date:** 07/02/2026
**Property Type:** Apartment

Agent Comments



**304/3 Evergreen Mews ARMADALE 3143 (REI/VG)**

1 1 1

**Price:** $550,000
**Method:** Private Sale
**Date:** 22/01/2026
**Property Type:** Apartment

Agent Comments



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