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	4/26 Mcarthur Street, Malvern Vic 3144

Indicative selling price

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

Range between $570,000 & $600,000

Median sale price

Median price $757,500 Property Type Unit Suburb Malvern

Period - From 01/04/2022 to 31/03/2023 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	15/41 Kooyong Rd ARMADALE 3143	$585,000	03/05/2023
2	2/3 Acre Pl MALVERN 3144	$580,000	04/04/2023
3	1/146 Milton Pde GLEN IRIS 3146	$575,000	18/03/2023

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: 13/07/2023 12:00

4/26 Mcarthur Street, Malvern Vic 3144



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$570,000 - $600,000
Median Unit Price
Year ending March 2023: $757,500

Comparable Properties



15/41 Kooyong Rd ARMADALE 3143 (REI/VG)

2 1 1

Price: $585,000
Method: Private Sale
Date: 03/05/2023
Property Type: Unit

Agent Comments



2/3 Acre Pl MALVERN 3144 (REI/VG)

2 1 1

Price: $580,000
Method: Private Sale
Date: 04/04/2023
Property Type: Apartment

Agent Comments



1/146 Milton Pde GLEN IRIS 3146 (REI/VG)

3 1 1

Price: $575,000
Method: Auction Sale
Date: 18/03/2023
Property Type: Apartment

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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