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	31 Valetta Street, Malvern Vic 3144

Indicative selling price

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

Range between $1,550,000 & $1,700,000

Median sale price

Median price $2,982,500 Property Type House Suburb Malvern

Period - From 01/01/2026 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		
2		
3		

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: 30/06/2026 09:18

31 Valetta Street, Malvern Vic 3144

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3 2 1

Property Type: House

Agent Comments

Positioned a stone's throw from Glenferrie Road, this Hamptons inspired home offers light filled living spaces with effortless indoor-outdoor integration.

Indicative Selling Price
$1,550,000 - $1,700,000
Median House Price
March quarter 2026: $2,982,500

Comparable Properties

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.

Account - Shelter Real Estate | P: 03 9889 3990

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