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	3A Horace Street, Malvern Vic 3144

Indicative selling price

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

Range between $1,650,000 & $1,750,000

Median sale price

Median price $2,979,000 Property Type House Suburb Malvern

Period - From 01/07/2024 to 30/06/2025 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	1 Cambridge St ARMADALE 3143	$1,882,000	15/08/2025
2	27 Cummins Gr MALVERN 3144	$1,825,000	24/05/2025
3	29 Malvern Gr CAULFIELD NORTH 3161	$1,821,000	19/03/2025

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: 19/08/2025 13:37

3A Horace Street, Malvern Vic 3144

RT Edgar



3 1 1

Property Type: House (Res)
Land Size: 252 sqm approx

Agent Comments

Indicative Selling Price
$1,650,000 - $1,750,000
Median House Price
Year ending June 2025: $2,979,000

Comparable Properties



1 Cambridge St ARMADALE 3143 (REI)

2 1 1

Price: $1,882,000
Method: Private Sale
Date: 15/08/2025
Property Type: House
Land Size: 225 sqm approx

Agent Comments



27 Cummins Gr MALVERN 3144 (REI)

3 1 -

Price: $1,825,000
Method: Auction Sale
Date: 24/05/2025
Property Type: House (Res)
Land Size: 275 sqm approx

Agent Comments



29 Malvern Gr CAULFIELD NORTH 3161 (REI/VG)

3 1 2

Price: $1,821,000
Method: Sold Before Auction
Date: 19/03/2025
Property Type: House (Res)

Agent Comments

Account - RT Edgar Bayside | P: 03 9591 0602 | F: 03 9592 0805

REIV THE DIFFERENCE | propertydata.com.au

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