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	6/3 Irving Street, Malvern Vic 3144

Indicative selling price

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

Range between $750,000 & $800,000

Median sale price

Median price $670,000 Property Type Unit Suburb Malvern

Period - From 01/07/2025 to 30/06/2026 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	10/3 Irving St MALVERN 3144	$792,000	17/06/2026
2	8/3 Irving St MALVERN 3144	$757,000	23/05/2026
3	1/3-5 Valency Rd GLEN IRIS 3146	$780,000	02/04/2026

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: 21/07/2026 13:23

6/3 Irving Street, Malvern Vic 3144

JellisCraig

Ed Rafter
03 9810 5000
0432 217 085
EdRafter@jelliscraig.com.au



2 1 2

Property Type: Apartment

Agent Comments

Indicative Selling Price
$750,000 - $800,000
Median Unit Price
Year ending June 2026: $670,000

Comparable Properties



10/3 Irving St MALVERN 3144 (REI)

3 1 2

Price: $792,000
Method: Private Sale
Date: 17/06/2026
Property Type: Apartment

Agent Comments



8/3 Irving St MALVERN 3144 (REI)

2 1 1

Price: $757,000
Method: Auction Sale
Date: 23/05/2026
Property Type: Apartment

Agent Comments

1/3-5 Valency Rd GLEN IRIS 3146 (REI)

2 1 1

Price: $780,000
Method: Sold Before Auction
Date: 02/04/2026
Property Type: Apartment

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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