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	16 Valetta Street, Malvern Vic 3144

Indicative selling price

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

Single price: $3,600,000

Median sale price

Median price: $3,265,000 | Property Type: House | Suburb: Malvern

Period - From: 01/01/2024 to: 31/03/2024 | 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	421 Glenferrie Rd MALVERN 3144	$3,705,000	14/03/2024
2	3 Spring Rd MALVERN 3144	$3,616,000	22/11/2023
3	4 Hornsby St MALVERN 3144	$3,460,000	16/03/2024

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: 30/04/2024 08:09

16 Valetta Street, Malvern Vic 3144

Yili Ma
03 98181888
0412938115
yili.ma@belleproperty.com



3 2 2

Property Type: House
Land Size: 745 sqm approx

Agent Comments

Indicative Selling Price
$3,600,000
Median House Price
March quarter 2024: $3,265,000

Comparable Properties



421 Glenferrie Rd MALVERN 3144 (REI)

4 3 2

Price: $3,705,000
Method: Private Sale
Date: 14/03/2024
Property Type: House
Land Size: 655 sqm approx

Agent Comments



3 Spring Rd MALVERN 3144 (REI)

5 4 3

Price: $3,616,000
Method: Private Sale
Date: 22/11/2023
Property Type: House
Land Size: 638 sqm approx

Agent Comments



4 Hornsby St MALVERN 3144 (REI)

4 2 3

Price: $3,460,000
Method: Auction Sale
Date: 16/03/2024
Property Type: House (Res)
Land Size: 586 sqm approx

Agent Comments

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