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	5/5 Hilda Street, Malvern East Vic 3145

Indicative selling price

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

Range between $650,000 & $700,000

Median sale price

Median price $630,500 Property Type Unit Suburb Malvern East

Period - From 01/10/2023 to 31/12/2023 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	5/7 Toolambool Rd CARNEGIE 3163	$680,000	05/08/2023
2	3/58 Mimosa Rd CARNEGIE 3163	$670,000	21/10/2023
3	7/95-97 Paxton St MALVERN EAST 3145	$645,000	09/09/2023

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: 12/01/2024 13:54

5/5 Hilda Street, Malvern East Vic 3145

Steve Burke
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2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$650,000 - $700,000
Median Unit Price
December quarter 2023: $630,500

Comparable Properties



5/7 Toolambool Rd CARNEGIE 3163 (REI/VG)

2 1 1

Price: $680,000
Method: Auction Sale
Date: 05/08/2023
Property Type: Unit

Agent Comments



3/58 Mimosa Rd CARNEGIE 3163 (REI/VG)

2 1 1

Price: $670,000
Method: Auction Sale
Date: 21/10/2023
Property Type: Unit

Agent Comments



7/95-97 Paxton St MALVERN EAST 3145 (REI)

2 1 1

Price: $645,000
Method: Auction Sale
Date: 09/09/2023
Property Type: Apartment

Agent Comments

Account - Belle Property Glen Iris | P: 03 98181888

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