

# 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 Hornsby Street, Malvern Vic 3144

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$3,275,000

### Median sale price

Median price

\$2,925,000

Property Type

House

Suburb

Malvern

Period - From

01/07/2024

to

30/09/2024

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	37 Pleasant Rd HAWTHORN EAST 3123	\$3,450,000	24/08/2024
2	22 Erica Av GLEN IRIS 3146	\$3,200,000	15/08/2024
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:

03/12/2024 12:21



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**Indicative Selling Price**  
\$3,275,000

**Median House Price**

September quarter 2024: \$2,925,000



4 3 2

**Property Type:** House (Res)  
**Agent Comments**

## Comparable Properties



**37 Pleasant Rd HAWTHORN EAST 3123 (REI)**

**Agent Comments**

4 2 2

**Price:** \$3,450,000  
**Method:** Auction Sale  
**Date:** 24/08/2024  
**Property Type:** House (Res)



**22 Erica Av GLEN IRIS 3146 (REI/VG)**

**Agent Comments**

5 3 2

**Price:** \$3,200,000  
**Method:** Sold Before Auction  
**Date:** 15/08/2024  
**Property Type:** House (Res)  
**Land Size:** 411 sqm approx

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.



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