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	1/25 Cressy Street, Malvern Vic 3144

Indicative selling price

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

Range between $550,000 & $600,000

Median sale price

Median price $650,000 Property Type Unit Suburb Malvern

Period - From 01/04/2024 to 31/03/2025 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	210/36 Bonview Rd MALVERN 3144	$595,000	23/04/2025
2	8/251 Burke Rd GLEN IRIS 3146	$577,500	14/03/2025
3	6/236 Wattletree Rd MALVERN 3144	$580,000	28/02/2025

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: 05/05/2025 12:32

1/25 Cressy Street, Malvern Vic 3144



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$550,000 - $600,000
Median Unit Price
Year ending March 2025: $650,000

Comparable Properties



210/36 Bonview Rd MALVERN 3144 (REI)

2 1 1

Price: $595,000
Method: Private Sale
Date: 23/04/2025
Property Type: Apartment

Agent Comments



8/251 Burke Rd GLEN IRIS 3146 (REI)

2 1 1

Price: $577,500
Method: Private Sale
Date: 14/03/2025
Property Type: Apartment

Agent Comments



6/236 Wattletree Rd MALVERN 3144 (REI/VG)

2 1 1

Price: $580,000
Method: Private Sale
Date: 28/02/2025
Property Type: Apartment

Agent Comments

Account - Gary Peer & Associates | P: 03 95261999 | F: 03 95277289

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