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	8/9 Warner Street, Malvern Vic 3144

Indicative selling price

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

Range between $400,000 & $440,000

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	108/1228 Malvern Rd MALVERN 3144	$415,000	16/04/2025
2	8/44 Edgar St GLEN IRIS 3146	$440,500	16/04/2025
3	10/9 Warner St MALVERN 3144	$430,000	07/01/2025

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: 03/06/2025 14:21

8/9 Warner Street, Malvern Vic 3144



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$400,000 - $440,000
Median Unit Price
Year ending March 2025: $650,000

Comparable Properties



108/1228 Malvern Rd MALVERN 3144 (REI)

1 1 1

Price: $415,000
Method: Private Sale
Date: 16/04/2025
Property Type: Apartment

Agent Comments



8/44 Edgar St GLEN IRIS 3146 (REI)

1 1 1

Price: $440,500
Method: Private Sale
Date: 16/04/2025
Property Type: Apartment

Agent Comments



10/9 Warner St MALVERN 3144 (VG)

1 - -

Price: $430,000
Method: Sale
Date: 07/01/2025
Property Type: Strata Unit/Flat

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

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