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	2 Argyll Street, Malvern East Vic 3145

Indicative selling price

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

Single price $1,295,000

Median sale price

Median price $2,004,000 Property Type House Suburb Malvern East

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	7 Benghazi Av ASHBURTON 3147	$1,360,000	12/04/2025
2	60 Argyll St MALVERN EAST 3145	$1,330,000	22/02/2025
3	5 Ivanhoe Gr MALVERN EAST 3145	$1,323,000	08/02/2025

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: 28/06/2025 14:22

2 Argyll Street, Malvern East Vic 3145



Property Type:
Agent Comments

Indicative Selling Price
$1,295,000
Median House Price
Year ending March 2025: $2,004,000

Comparable Properties



7 Benghazi Av ASHBURTON 3147 (REI)

2 | 1 | 2

Price: $1,360,000
Method: Auction Sale
Date: 12/04/2025
Property Type: House (Res)
Land Size: 627 sqm approx

Agent Comments



60 Argyll St MALVERN EAST 3145 (REI/VG)

4 | 2 | 2

Price: $1,330,000
Method: Sold Before Auction
Date: 22/02/2025
Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments



5 Ivanhoe Gr MALVERN EAST 3145 (REI/VG)

3 | 1 | 2

Price: $1,323,000
Method: Auction Sale
Date: 08/02/2025
Property Type: House (Res)
Land Size: 772 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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