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	2/5 Hilda Street, Malvern East Vic 3145

Indicative selling price

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

Range between $620,000 & $670,000

Median sale price

Median price $597,500 Property Type Unit Suburb Malvern East

Period - From 01/07/2024 to 30/06/2025 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	2/19 Alma St MALVERN EAST 3145	$625,000	03/04/2025
2	2/58 Mimosa Rd CARNEGIE 3163	$630,000	15/03/2025
3	1/102 Darling Rd MALVERN EAST 3145	$620,000	01/03/2025

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: 21/08/2025 09:04

2/5 Hilda Street, Malvern East Vic 3145

Jay Price
0478 106 669
jay.price@belleproperty.com



2 1 0

Rooms: 1
Property Type: Unit

Agent Comments

Indicative Selling Price
$620,000 - $670,000
Median Unit Price
Year ending June 2025: $597,500

Comparable Properties



2/19 Alma St MALVERN EAST 3145 (REI/VG)

2 1 1

Price: $625,000
Method: Private Sale
Date: 03/04/2025
Property Type: Unit

Agent Comments



2/58 Mimosa Rd CARNEGIE 3163 (REI/VG)

2 1 1

Price: $630,000
Method: Auction Sale
Date: 15/03/2025
Property Type: Unit

Agent Comments



1/102 Darling Rd MALVERN EAST 3145 (REI/VG)

2 1 1

Price: $620,000
Method: Auction Sale
Date: 01/03/2025
Property Type: Apartment

Agent Comments

Account - Belle Property Glen Iris | P: 03 98181888

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