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	17 Goode Street, Malvern East Vic 3145

Indicative selling price

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

Range between $1,200,000 & $1,320,000

Median sale price

Median price $2,057,500 Property Type House Suburb Malvern East

Period - From 11/06/2024 to 10/06/2025 Source Property Data

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	9 Stewart St MURRUMBEENA 3163	$1,240,000	26/03/2025
2	5 Federation Wlk HUGHESDALE 3166	$1,276,000	15/03/2025
3	8 Bute St MURRUMBEENA 3163	$1,215,000	16/12/2024

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: 11/06/2025 10:37

17 Goode Street, Malvern East Vic 3145

Vivienne Chen
0401 371 829
vivienne.chen@belleproperty.com



2 2 1

Rooms: 2
Property Type: House
Land Size: 309 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,320,000
Median House Price
11/06/2024 - 10/06/2025: $2,057,500

Comparable Properties



9 Stewart St MURRUMBEENA 3163 (REI)

3 1 1

Price: $1,240,000
Method: Sold Before Auction
Date: 26/03/2025
Property Type: House (Res)
Land Size: 274 sqm approx

Agent Comments



5 Federation Wlk HUGHESDALE 3166 (REI)

3 1 2

Price: $1,276,000
Method: Auction Sale
Date: 15/03/2025
Property Type: House (Res)

Agent Comments



8 Bute St MURRUMBEENA 3163 (REI/VG)

2 1 1

Price: $1,215,000
Method: Private Sale
Date: 16/12/2024
Property Type: House
Land Size: 485 sqm approx

Agent Comments

Account - Belle Property Glen Iris | P: 03 98181888

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