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	6/6 Park Street, Malvern Vic 3144

Indicative selling price

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

Range between $880,000 & $950,000

Median sale price

Median price $1,817,500* Property Type 3 Bed Unit Suburb Malvern

Period - From 01/08/2024 to 01/06/2025 Source REIV/REA

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	1/1548-1550 Malvern Rd GLEN IRIS 3146	$930,000	10/07/2025
2	6/122 Milton Pde GLEN IRIS 3146	$941,000	29/03/2025
3	7/29b Hampden Rd ARMADALE 3143	$890,000	17/03/2025

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: 05/09/2025 09:36

6/6 Park Street, Malvern Vic 3144



3 1 1

Rooms: 5
Property Type: Apartment

Agent Comments

Indicative Selling Price
$880,000 - $950,000
Median Unit Price
Year ending June 2025: $670,000

Comparable Properties



1/1548-1550 Malvern Rd GLEN IRIS 3146 (REI)

3 1 1

Price: $930,000
Method: Private Sale
Date: 10/07/2025
Property Type: Townhouse (Single)

Agent Comments



6/122 Milton Pde GLEN IRIS 3146 (REI/VG)

2 1 1

Price: $941,000
Method: Auction Sale
Date: 29/03/2025
Property Type: Townhouse (Res)

Agent Comments



7/29b Hampden Rd ARMADALE 3143 (REI/VG)

2 1 1

Price: $890,000
Method: Sold Before Auction
Date: 17/03/2025
Property Type: Apartment

Agent Comments

Account - Belle Property Glen Iris | P: 03 98181888

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