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	7 Hunter Street, Malvern Vic 3144

Indicative selling price

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

Range between $1,500,000 & $1,600,000

Median sale price

Median price $2,515,500 Property Type House Suburb Malvern

Period - From 01/04/2025 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	10 Kooyong Rd ARMADALE 3143	$1,538,888	15/06/2025
2	12 Baldwin St ARMADALE 3143	$1,485,000	17/05/2025
3	6 William St ARMADALE 3143	$1,472,500	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: 30/08/2025 21:26

7 Hunter Street, Malvern Vic 3144

THE AGENCY



2 1 0

Property Type: House
Land Size: 251 sqm approx

Agent Comments

Indicative Selling Price
$1,500,000 - $1,600,000
Median House Price
June quarter 2025: $2,515,500

Comparable Properties

10 Kooyong Rd ARMADALE 3143 (VG)

3 - -

Price: $1,538,888
Method: Sale
Date: 15/06/2025
Property Type: House (Res)
Land Size: 324 sqm approx

Agent Comments



12 Baldwin St ARMADALE 3143 (REI/VG)

2 1 -

Price: $1,485,000
Method: Auction Sale
Date: 17/05/2025
Property Type: House (Res)
Land Size: 155 sqm approx

Agent Comments



6 William St ARMADALE 3143 (REI/VG)

2 1 -

Price: $1,472,500
Method: Auction Sale
Date: 01/03/2025
Property Type: House (Res)
Land Size: 200 sqm approx

Agent Comments

Account - The Agency Victoria | P: 03 8578 0388

REIV THE DIFFERENCE | propertydata.com.au

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