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	39 Cummins Grove, Malvern Vic 3144

Indicative selling price

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

Range between $1,600,000 & $1,750,000

Median sale price

Median price $2,980,750 Property Type House Suburb Malvern

Period - From 21/10/2024 to 20/10/2025 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	19 Llaneast St ARMADALE 3143	$1,675,000	04/10/2025
2	13 Cambridge St ARMADALE 3143	$1,700,000	13/09/2025
3	7 Hunter St MALVERN 3144	$1,600,000	11/09/2025

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: 21/10/2025 16:18

Thomson:



2 2 1

Property Type: Single-Fronted Terrace
Land Size: 220 sqm approx

Indicative Selling Price
$1,600,000 - $1,750,000
Median House Price
21/10/2024 - 20/10/2025: $2,980,750

Agent Comments

Blending timeless character with modern comfort, this Edwardian terrace in a quiet pocket of Malvern offers rare direct access to Milton Gray Reserve, one of the suburb's best-kept secret parks.

Comparable Properties



19 Llaneast St ARMADALE 3143 (REI)

3 1 2

Price: $1,675,000
Method: Auction Sale
Date: 04/10/2025
Property Type: House (Res)
Land Size: 290 sqm approx

Agent Comments

Larger block, property requires significant internal renovation, earlier era construction, 3 bedroom layout with rear courtyard, double garage, and inferior thoroughfare location



13 Cambridge St ARMADALE 3143 (REI)

2 1 -

Price: $1,700,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)

Agent Comments

Earlier construction, while this property lacks separate dining and family rooms, Windows to the North, or parking on-site, it has a superior location.



7 Hunter St MALVERN 3144 (REI)

2 1 -

Price: $1,600,000
Method: Sold Before Auction
Date: 11/09/2025
Property Type: House (Res)
Land Size: 251 sqm approx

Agent Comments

Smaller internal Size, this property has fewer bathrooms and living areas, no on-site parking, located in comparable area, but inferior park & public transport access.

Account - Thomson | P: 03 95098244 | F: 95009693

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