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	1a/28 Mcarthur Street, Malvern Vic 3144

Indicative selling price

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

Range between $800,000 & $850,000

Median sale price

Median price $716,500 Property Type Unit Suburb Malvern

Period - From 01/07/2025 to 30/09/2025 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	1/8 Gordon Gr MALVERN 3144	$800,000	23/10/2025
2	6/20 Lysterville Av MALVERN 3144	$810,000	08/09/2025
3	6/14 Clifton Rd HAWTHORN EAST 3123	$821,000	14/08/2025

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: 18/11/2025 12:04

1a/28 Mcarthur Street, Malvern Vic 3144

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2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$800,000 - $850,000
Median Unit Price
September quarter 2025: $716,500

Comparable Properties



1/8 Gordon Gr MALVERN 3144 (REI)

2 1 1

Price: $800,000
Method: Sold Before Auction
Date: 23/10/2025
Property Type: Apartment

Agent Comments



6/20 Lysterville Av MALVERN 3144 (REI/VG)

2 1 1

Price: $810,000
Method: Private Sale
Date: 08/09/2025
Property Type: Unit

Agent Comments



6/14 Clifton Rd HAWTHORN EAST 3123 (REI/VG)

2 1 1

Price: $821,000
Method: Sold Before Auction
Date: 14/08/2025
Property Type: Unit
Land Size: 78 sqm approx

Agent Comments

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