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	19 Raleigh Street, Malvern Vic 3144
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,950,000	&	\$2,100,000
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Median sale price

Median price	\$2,991,250	Pro	perty Type	House		Suburb	Malvern
Period - From	01/04/2024	to	31/03/2025		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.

Ad	dress of comparable property	Price	Date of sale
1	7 Union St ARMADALE 3143	\$2,100,000	13/03/2025
2	44 Ardrie Rd MALVERN EAST 3145	\$1,910,000	01/03/2025
3	13 Thanet St MALVERN 3144	\$2,190,000	22/02/2025

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:	22/05/2025 09:40













Property Type: House (Res)

Agent Comments

Indicative Selling Price \$1,950,000 - \$2,100,000 **Median House Price** Year ending March 2025: \$2,991,250

Comparable Properties



7 Union St ARMADALE 3143 (REI)







Price: \$2,100,000 Method: Auction Sale Date: 13/03/2025

Property Type: House (Res) Land Size: 345 sqm approx

Agent Comments



44 Ardrie Rd MALVERN EAST 3145 (REI/VG)

Price: \$1,910,000







Agent Comments

Method: Auction Sale Date: 01/03/2025 Property Type: House (Res)

Land Size: 338 sqm approx



13 Thanet St MALVERN 3144 (REI/VG)

Date: 22/02/2025



Price: \$2,190,000 Method: Private Sale

Property Type: House Land Size: 267 sqm approx **Agent Comments**

Account - Jellis Craig | P: 03 9864 5000





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