

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

19 Raleigh Street, Malvern Vic 3144

Indicative selling price

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

Range between \$1,950,000

&

\$2,100,000

Median sale price

Median price \$2,991,250

Property 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.

	Address 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



3 1 1

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)

Agent Comments

3 1 1

Price: \$2,100,000

Method: Auction Sale

Date: 13/03/2025

Property Type: House (Res)

Land Size: 345 sqm approx



44 Ardrie Rd MALVERN EAST 3145 (REI/VG)

Agent Comments

3 1 1

Price: \$1,910,000

Method: Auction Sale

Date: 01/03/2025

Property Type: House (Res)

Land Size: 338 sqm approx



13 Thanet St MALVERN 3144 (REI/VG)

Agent Comments

3 2 -

Price: \$2,190,000

Method: Private Sale

Date: 22/02/2025

Property Type: House

Land Size: 267 sqm approx

Account - Jellis Craig | P: 03 9864 5000