

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

2/5 Hilda Street, Malvern East Vic 3145

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$609,000

Property Type Unit

Suburb Malvern East

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	202/19 High St GLEN IRIS 3146	\$665,000	30/01/2025
2	8/5 Derby Cr CAULFIELD EAST 3145	\$660,000	19/12/2024
3	6/20 Grange Rd CARNEGIE 3163	\$675,000	05/12/2024

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:

04/06/2025 11:55



Jay Price
0478 106 669
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2 1

Rooms: 1
Property Type: Unit
Agent Comments

Indicative Selling Price
\$650,000 - \$700,000
Median Unit Price
Year ending March 2025: \$609,000

Comparable Properties

202/19 High St GLEN IRIS 3146 (VG)

Agent Comments

2 - -

Price: \$665,000
Method: Sale
Date: 30/01/2025
Property Type: Strata Unit/Flat



8/5 Derby Cr CAULFIELD EAST 3145 (REI/VG)

Agent Comments

2 1 1

Price: \$660,000
Method: Private Sale
Date: 19/12/2024
Property Type: Unit

6/20 Grange Rd CARNEGIE 3163 (VG)

Agent Comments

2 - -

Price: \$675,000
Method: Sale
Date: 05/12/2024
Property Type: Strata Unit/Flat

Account - Belle Property Glen Iris | P: 03 98181888



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