

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

2/6 Hurstmon Street, Malvern East Vic 3145

Indicative selling price

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

Range between \$1,850,000

&

\$1,950,000

Median sale price

Median price \$1,225,000

Property Type Townhouse

Suburb Malvern East

Period - From 19/05/2025

to

18/05/2026

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	3/9 Wilmot St MALVERN EAST 3145	\$2,025,000	09/04/2026
2			
3			

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:

19/05/2026 16:36

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Indicative Selling Price

\$1,850,000 - \$1,950,000

Median Townhouse Price

19/05/2025 - 18/05/2026: \$1,225,000



 4  4  2

Property Type: Townhouse

Agent Comments

Developed by custom builders with intuitive and intelligent design principals resulting in a luxurious masterpiece, this sophisticated dual level residence delivers the ultimate low maintenance lifestyle without compromising on proportions or accommodation.

Comparable Properties



3/9 Wilmot St MALVERN EAST 3145 (REI/VG)

Agent Comments

 3  3  2

Price: \$2,025,000

Method: Private Sale

Date: 09/04/2026

Property Type: Townhouse (Single)

Land Size: 179 sqm approx

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.