Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address	305/3 Hurstmon Street, Malvern East Vic 3145
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,700,000	&	\$1,870,000

Median sale price

Median price	\$630,500	Pro	perty Type U	nit		Suburb	Malvern East
Period - From	01/10/2023	to	31/12/2023	So	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	G3/1565 Malvern Rd GLEN IRIS 3146	\$1,930,000	19/10/2023
2	205/12 Anthony St GLEN IRIS 3146	\$1,500,000	28/08/2023
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.

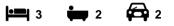
This Statement of Information was prepared on:	19/02/2024 23:59



Date of sale







Property Type: Luxury Apartment

Land Size: 191 sqm approx

Agent Comments

Unfolding with style, refinement and all-new luxury from a penthouse position, this breathtaking 3 bedroom, 2 bathroom corner apartment will instantly inspire in a special neighbourhood ready to explore.

Indicative Selling Price \$1,700,000 - \$1,870,000 Median Unit Price December quarter 2023: \$630,500

Comparable Properties



G3/1565 Malvern Rd GLEN IRIS 3146 (REI/VG) Agent Comments

Price: \$1,930,000 Method: Private Sale Date: 19/10/2023 Property Type: Unit

205/12 Anthony St GLEN IRIS 3146 (VG)

= 3



Price: \$1,500,000 Method: Sale Date: 28/08/2023

Property Type: Strata Unit/Flat

Agent Comments

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.

Account - VICPROP



