

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

31 Soudan Street, Malvern Vic 3144

Indicative selling price

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

Range between \$2,900,000

&

\$3,100,000

Median sale price

Median price \$2,765,500

Property Type House

Suburb Malvern

Period - From 01/07/2025

to

30/06/2026

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	8 Moorhouse St ARMADALE 3143	\$3,100,000	16/05/2026
2	5 Hillside Av GLEN IRIS 3146	\$3,025,000	21/03/2026
3	64 Coppin St MALVERN EAST 3145	\$3,090,000	21/02/2026

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:

14/08/2026 16:23



 4
  2
  2

Property Type: House (Previously Occupied - Detached)
Land Size: 474 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,900,000 - \$3,100,000
Median House Price
 Year ending June 2026: \$2,765,500

Comparable Properties



8 Moorhouse St ARMADALE 3143 (REI)

Agent Comments

 3
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Price: \$3,100,000
Method: Auction Sale
Date: 16/05/2026
Property Type: House (Res)
Land Size: 284 sqm approx



5 Hillside Av GLEN IRIS 3146 (REI/VG)

Agent Comments

 4
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  2

Price: \$3,025,000
Method: Auction Sale
Date: 21/03/2026
Property Type: House (Res)
Land Size: 729 sqm approx



64 Coppin St MALVERN EAST 3145 (REI/VG)

Agent Comments

 3
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  2

Price: \$3,090,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 692 sqm approx

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455