

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

4/3 Irving Street, Malvern Vic 3144

Indicative selling price

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

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$661,000

Property Type

Unit

Suburb

Malvern

Period - From

01/04/2026

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	6/3 Irving St MALVERN 3144	\$760,000	05/08/2026
2	12/19 Mercer Rd ARMADALE 3143	\$700,000	09/07/2026
3	8/3 Irving St MALVERN 3144	\$757,000	23/05/2026

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:

02/09/2026 15:19

4/3 Irving Street, Malvern Vic 3144



Walter Summons

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Indicative Selling Price

\$700,000 - \$770,000

Median Unit Price

June quarter 2026: \$661,000

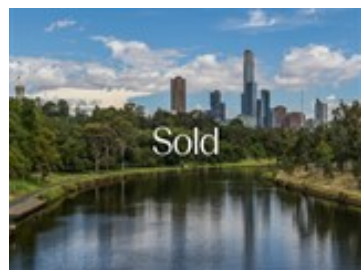


2 1 2

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



6/3 Irving St MALVERN 3144 (REI)

Agent Comments

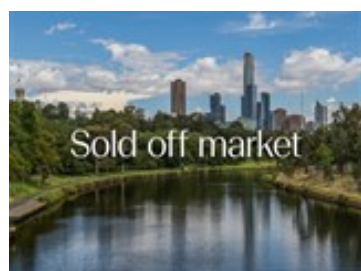
2 1 2

Price: \$760,000

Method: Private Sale

Date: 05/08/2026

Property Type: Apartment



12/19 Mercer Rd ARMADALE 3143 (REI)

Agent Comments

2 1 1

Price: \$700,000

Method: Private Sale

Date: 09/07/2026

Property Type: Apartment



8/3 Irving St MALVERN 3144 (REI/VG)

Agent Comments

2 1 1

Price: \$757,000

Method: Auction Sale

Date: 23/05/2026

Property Type: Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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