

## 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

6/9 WARNER STREET MALVERN VIC 3144

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$480,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$785,000

Property type

Unit

Suburb

Malvern

Period-from

01 Sep 2025

to

31 Aug 2026

Source

Cotality

### 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 6 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 7/9 WARNER STREET MALVERN VIC 3144      | \$500,000 | 10-Jun-26 |
| 17/9 WARNER STREET MALVERN VIC 3144     | \$530,000 | 02-Jun-26 |
| 16/62 WATTLETREE ROAD ARMADALE VIC 3143 | \$500,000 | 09-Jul-26 |

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 6 months.~~

This Statement of Information was prepared on: 14 September 2026



## 7/9 WARNER STREET MALVERN VIC 3144

1 1 1

Sold Price

**\$500,000**

Sold Date

**10-Jun-26**

Distance

**0km**



## 17/9 WARNER STREET MALVERN VIC 3144

1 1 1

Sold Price

<sup>RS</sup> **\$530,000** <sup>UN</sup>

Sold Date

**02-Jun-26**

Distance

**0km**



## 16/62 WATTLETREE ROAD ARMADALE VIC 3143

1 1 1

Sold Price

**\$500,000**

Sold Date

**09-Jul-26**

Distance

**1.81km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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