

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

7/42 Winter Street, Malvern Vic 3144

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$670,000 Property Type Unit 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	9/12 Irving St MALVERN 3144	\$520,000	06/05/2026
2	10/244-246 Wattletree Rd MALVERN 3144	\$575,000	12/02/2026
3	5/26 Denbigh Rd ARMADALE 3143	\$510,000	07/02/2026

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:

07/07/2026 12:16



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$550,000 - \$600,000

Median Unit Price

Year ending June 2026: \$670,000

Comparable Properties



9/12 Irving St MALVERN 3144 (REI/VG)

Agent Comments

1 1 1

Price: \$520,000

Method: Private Sale

Date: 06/05/2026

Property Type: Apartment



10/244-246 Wattle tree Rd MALVERN 3144 (REI)

Agent Comments

1 1 1

Price: \$575,000

Method: Private Sale

Date: 12/02/2026

Property Type: Apartment



5/26 Denbigh Rd ARMADALE 3143 (REI/VG)

Agent Comments

1 1 1

Price: \$510,000

Method: Auction Sale

Date: 07/02/2026

Property Type: Apartment

Account - Jellis Craig | P: 03 9864 5000