

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

9/39 Claremont Avenue, Malvern Vic 3144

Indicative selling price

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

Range between

\$580,000

&

\$620,000

Median sale price

Median price

\$700,000

Property Type

Unit

Suburb

Malvern

Period - From

01/10/2025

to

31/12/2025

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	7/7 Denbigh Rd ARMADALE 3143	\$595,000	16/03/2026
2	5/41 Kooyong Rd ARMADALE 3143	\$618,000	28/02/2026
3	2/379 Dandenong Rd ARMADALE 3143	\$582,500	25/02/2026

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:

31/03/2026 09:50

9/39 Claremont Avenue, Malvern Vic 3144



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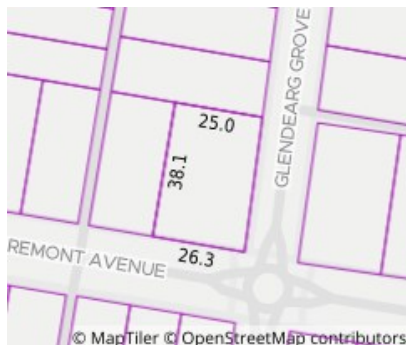
james.annett@belleproperty.com

Indicative Selling Price

\$580,000 - \$620,000

Median Unit Price

December quarter 2025: \$700,000



2 1 1

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



7/7 Denbigh Rd ARMADALE 3143 (REI)

Agent Comments

2 1 1

Price: \$595,000

Method: Sold Before Auction

Date: 16/03/2026

Property Type: Apartment



5/41 Kooyong Rd ARMADALE 3143 (REI)

Agent Comments

2 1 1

Price: \$618,000

Method: Auction Sale

Date: 28/02/2026

Property Type: Apartment



2/379 Dandenong Rd ARMADALE 3143 (REI/VG)

Agent Comments

2 1 1

Price: \$582,500

Method: Sold Before Auction

Date: 25/02/2026

Property Type: Apartment

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



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