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	1 Raleigh Street, Malvern Vic 3144

Indicative selling price

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

Single price $1,350,000

Median sale price

Median price $2,418,000 Property Type House 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	5 Cummins Gr MALVERN 3144	$1,550,000	08/04/2026
2	38a Victoria Rd.N MALVERN 3144	$1,380,000	09/06/2026
3	49 Victoria Rd.N MALVERN 3144	$1,485,000	19/05/2026

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: 21/07/2026 09:10

1 Raleigh Street, Malvern Vic 3144

Tim Heavyside
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Property Type:
Agent Comments

Indicative Selling Price
$1,350,000
Median House Price
June quarter 2026: $2,418,000

Comparable Properties

5 Cummins Gr MALVERN 3144 (REI)

3 2 -

Price: $1,550,000
Method:
Date: 08/04/2026
Property Type: House

Agent Comments



38a Victoria Rd.N MALVERN 3144 (REI)

2 2 1

Price: $1,380,000
Method: Private Sale
Date: 09/06/2026
Property Type: House (Res)
Land Size: 302 sqm approx

Agent Comments



49 Victoria Rd.N MALVERN 3144 (REI)

3 1 2

Price: $1,485,000
Method: Private Sale
Date: 19/05/2026
Property Type: House

Agent Comments

Account - Heavyside

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