

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 53 Argyll Street, Malvern East Vic 3145

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$2,160,000 Property Type House Suburb Malvern East

Period - From 20/05/2025 to 19/05/2026 Source Property Data

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	86 Argyll St MALVERN EAST 3145	\$1,350,000	19/03/2026
2	41 Argyll St MALVERN EAST 3145	\$1,480,000	06/03/2026
3	29 Argyll St MALVERN EAST 3145	\$1,480,000	03/12/2025

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: 20/05/2026 16:05



Property Type:
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,450,000
Median House Price
20/05/2025 - 19/05/2026: \$2,160,000

Comparable Properties



86 Argyll St MALVERN EAST 3145 (REI)

Agent Comments



Price: \$1,350,000
Method: Private Sale
Date: 19/03/2026
Property Type: House (Res)



41 Argyll St MALVERN EAST 3145 (REI/VG)

Agent Comments



Price: \$1,480,000
Method: Sold Before Auction
Date: 06/03/2026
Property Type: House (Res)
Land Size: 650 sqm approx



29 Argyll St MALVERN EAST 3145 (REI/VG)

Agent Comments



Price: \$1,480,000
Method: Sold Before Auction
Date: 03/12/2025
Property Type: House (Res)
Land Size: 651 sqm approx

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