

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 55 Argyll Street, Malvern East Vic 3145

Indicative selling price

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

Range between \$1,500,000 & \$1,600,000

Median sale price

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

Period - From 27/05/2025 to 26/05/2026 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	57 Argyll St MALVERN EAST 3145	\$1,740,000	06/12/2025
2			
3			

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: 27/05/2026 13:01



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Rooms: 7

Property Type: House

Land Size: 861.313 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$1,500,000 - \$1,600,000

Median House Price

27/05/2025 - 26/05/2026: \$2,160,000

Comparable Properties



57 Argyll St MALVERN EAST 3145 (REI/VG)

[Agent Comments](#)

 4  1  2

Price: \$1,740,000

Method: Auction Sale

Date: 06/12/2025

Property Type: House (Res)

Land Size: 739 sqm approx

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.

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