

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

11 Argyll Street, Malvern East Vic 3145

Indicative selling price

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

Range between \$1,250,000

&

\$1,375,000

Median sale price

Median price \$2,075,000

Property Type House

Suburb Malvern East

Period - From 11/09/2025

to

10/09/2026

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	43 Argyll St MALVERN EAST 3145	\$1,260,000	28/08/2026
2	53 Argyll St MALVERN EAST 3145	\$1,441,220	23/06/2026
3	18 Gabriel Av MALVERN EAST 3145	\$1,050,000	02/05/2026

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:

11/09/2026 10:43



7
 1
 0

Rooms: 9

Property Type: House

Land Size: 100 sqm approx

Agent Comments

Indicative Selling Price

\$1,250,000 - \$1,375,000

Median House Price

11/09/2025 - 10/09/2026: \$2,075,000

Comparable Properties

43 Argyll St MALVERN EAST 3145 (REI)

Agent Comments

3
 1
 3

Price: \$1,260,000

Method:

Date: 28/08/2026

Property Type: House



53 Argyll St MALVERN EAST 3145 (REI/VG)

Agent Comments

3
 2
 2

Price: \$1,441,220

Method: Private Sale

Date: 23/06/2026

Property Type: House

Land Size: 650 sqm approx



18 Gabriel Av MALVERN EAST 3145 (REI/VG)

Agent Comments

3
 1
 2

Price: \$1,050,000

Method: Auction Sale

Date: 02/05/2026

Property Type: House (Res)

Land Size: 519 sqm approx

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222