

# 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

7/5-7 Ascot Street, Malvern Vic 3144

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$680,000 & \$740,000

### Median sale price

Median price \$670,000 Property Type Unit Suburb Malvern

Period - From 01/04/2025 to 31/03/2026 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	4/1429 High St GLEN IRIS 3146	\$690,000	28/03/2026
2	3/5 Armadale St ARMADALE 3143	\$700,000	05/05/2026
3	6/30-32 Denbigh Rd ARMADALE 3143	\$740,000	18/04/2026

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:

29/06/2026 13:42



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**Property Type:** Apartment (Strata)

Agent Comments

**Indicative Selling Price**

\$680,000 - \$740,000

**Median Unit Price**

Year ending March 2026: \$670,000

## Comparable Properties



**4/1429 High St GLEN IRIS 3146 (VG)**

Agent Comments

 2
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**Price:** \$690,000

**Method:** Sale

**Date:** 28/03/2026

**Property Type:** Strata Unit/Flat



**3/5 Armadale St ARMADALE 3143 (REI)**

Agent Comments

 2
  1
  1

**Price:** \$700,000

**Method:** Sold Before Auction

**Date:** 05/05/2026

**Property Type:** Apartment



**6/30-32 Denbigh Rd ARMADALE 3143 (REI)**

Agent Comments

 2
  1
  1

**Price:** \$740,000

**Method:** Auction Sale

**Date:** 18/04/2026

**Property Type:** Apartment

Account - Thomson | P: 03 95098244 | F: 95009693



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