

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

10 Drysdale Street, Malvern Vic 3144

Indicative selling price

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

Single price

\$2,100,000

Median sale price

Median price

\$2,982,500

Property Type

House

Suburb

Malvern

Period - From

01/01/2026

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	6 Evandale Rd MALVERN 3144	\$2,100,000	27/11/2025
2	15 Hunter St MALVERN 3144	\$2,434,000	08/11/2025
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:

08/04/2026 14:54

10 Drysdale Street, Malvern Vic 3144

Ari Levin
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 4  1 

Property Type: House
Agent Comments

Indicative Selling Price
\$2,100,000
Median House Price
March quarter 2026: \$2,982,500

Comparable Properties



6 Evandale Rd MALVERN 3144 (REI/VG)

Agent Comments

 3  2  2

Price: \$2,100,000
Method: Sold Before Auction
Date: 27/11/2025
Property Type: House (Res)
Land Size: 409 sqm approx



15 Hunter St MALVERN 3144 (REI/VG)

Agent Comments

 4  1  3

Price: \$2,434,000
Method: Auction Sale
Date: 08/11/2025
Property Type: House (Res)
Land Size: 671 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.

Account - Slater & Levin



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