

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

7/13 Dixon Street, Malvern Vic 3144

Indicative selling price

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

Range between \$380,000 & \$410,000

Median sale price

Median price \$700,000 Property Type Unit Suburb Malvern

Period - From 01/10/2025 to 31/12/2025 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	9/64 Stanhope St MALVERN 3144	\$395,000	21/01/2026
2	12/27 Ewart St MALVERN 3144	\$405,000	17/10/2025
3	6/9 Ascot St MALVERN 3144	\$410,000	20/03/2026

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:

27/03/2026 16:21



1
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Property Type: Apartment (Strata)
 Agent Comments

Indicative Selling Price
 \$380,000 - \$410,000
Median Unit Price
 December quarter 2025: \$700,000

Comparable Properties



9/64 Stanhope St MALVERN 3144 (REI)

1
 1
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Price: \$395,000
Method: Private Sale
Date: 21/01/2026
Property Type: Apartment

Agent Comments

Similar location and condition. No car park on title!



12/27 Ewart St MALVERN 3144 (REI/VG)

1
 1
 1

Price: \$405,000
Method: Private Sale
Date: 17/10/2025
Property Type: Apartment

Agent Comments

Similar condition and size. Inferior location.



6/9 Ascot St MALVERN 3144 (REI)

1
 1
 1

Price: \$410,000
Method: Private Sale
Date: 20/03/2026
Property Type: Apartment

Agent Comments

Similar location. Inferior condition and size.

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



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