

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

10/3 IRVING 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)

Price Range: \$850,000 to \$900,000

### Median sale price

Median price

\$632,250

Property type

Unit

Suburb

MALVERN

Period

01 July 2025 to 30 September  
2025

Source



### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

3/656 INKERMAN RD, CAULFIELD NORTH, VIC 3161	\$900,000	12/11/2025
9/114 KOORYONG RD, ARMADALE, VIC 3143	\$865,000	23/10/2025
5/20 KOORYONG RD, CAULFIELD NORTH, VIC 3161	\$870,000	15/06/2025

This Statement of Information was prepared on:

05/12/2025