

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

Range between \$680,000

&

\$740,000

Median sale price

Median price \$670,000

Property Type Unit

Suburb Malvern

Period - From 01/07/2025

to 30/06/2026

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	3/5 Armadale St ARMADALE 3143	\$700,000	05/05/2026
2	15/62 Wattletree Rd ARMADALE 3143	\$730,000	30/06/2026
3	10/5 St James Rd ARMADALE 3143	\$731,000	23/05/2026

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:

16/07/2026 10:19



3
 1

Property Type: Apartment (Strata)

Agent Comments

Indicative Selling Price

\$680,000 - \$740,000

Median Unit Price

Year ending June 2026: \$670,000

Comparable Properties



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

Agent Comments

2
 1
 1

Price: \$700,000

Method: Sold Before Auction

Date: 05/05/2026

Property Type: Apartment



15/62 Wattletree Rd ARMADALE 3143 (REI)

Agent Comments

2
 2
 1

Price: \$730,000

Method: Private Sale

Date: 30/06/2026

Property Type: Apartment



10/5 St James Rd ARMADALE 3143 (VG)

Agent Comments

2
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Price: \$731,000

Method: Sale

Date: 23/05/2026

Property Type: Strata Unit/Flat

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