

# 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

2 Silver 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 \$3,300,000 & \$3,600,000

### Median sale price

Median price \$2,690,000 Property Type House Suburb Malvern

Period - From 01/01/2025 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	36 Hunter St MALVERN 3144	\$3,500,000	14/02/2026
2	10 Myrniong Gr HAWTHORN EAST 3123	\$3,750,000	16/12/2025
3	54 Maitland St GLEN IRIS 3146	\$3,550,000	13/11/2025

**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:

03/03/2026 16:06



 4  
  2  
  2

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$3,300,000 - \$3,600,000

**Median House Price**

Year ending December 2025: \$2,690,000

## Comparable Properties



**36 Hunter St MALVERN 3144 (REI)**

Agent Comments

 4  
  2  
  2

**Price:** \$3,500,000

**Method:** Auction Sale

**Date:** 14/02/2026

**Property Type:** House (Res)

**Land Size:** 641 sqm approx



**10 Myrning Gr HAWTHORN EAST 3123 (REI/VG)**

Agent Comments

 4  
  3  
  3

**Price:** \$3,750,000

**Method:** Private Sale

**Date:** 16/12/2025

**Property Type:** House

**Land Size:** 750 sqm approx



**54 Maitland St GLEN IRIS 3146 (REI/VG)**

Agent Comments

 4  
  2  
  1

**Price:** \$3,550,000

**Method:** Sold Before Auction

**Date:** 13/11/2025

**Property Type:** House (Res)

**Land Size:** 543 sqm approx

Account - Jellis Craig | P: 03 9864 5000