

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

8/3 Irving Street, Malvern Vic 3144

Indicative selling price

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

Range between \$685,000 & \$750,000

Median sale price

Median price \$642,500 Property Type Unit 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	6/41 Kooyong Rd ARMADALE 3143	\$750,000	11/02/2026
2	19/158 Wattletree Rd MALVERN 3144	\$700,000	13/12/2025
3	8/35 Osborne Av GLEN IRIS 3146	\$720,000	10/12/2025

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:

24/04/2026 09:44



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Property Type: Strata Unit/Flat

Agent Comments

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Indicative Selling Price
\$685,000 - \$750,000
Median Unit Price
March quarter 2026: \$642,500

Comparable Properties



6/41 Kooyong Rd ARMADALE 3143 (REI/VG)

Agent Comments

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Price: \$750,000
Method: Private Sale
Date: 11/02/2026
Property Type: Apartment
Land Size: 97 sqm approx

19/158 Wattletree Rd MALVERN 3144 (VG)

Agent Comments

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Price: \$700,000
Method: Sale
Date: 13/12/2025
Property Type: Strata Unit/Flat



8/35 Osborne Av GLEN IRIS 3146 (REI/VG)

Agent Comments

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Price: \$720,000
Method: Private Sale
Date: 10/12/2025
Property Type: Apartment

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