

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 6 Hillard Street, Malvern East Vic 3145

Indicative selling price

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

Range between \$2,250,000 & \$2,450,000

Median sale price

Median price \$2,252,500 Property Type House Suburb Malvern East

Period - From 23/02/2025 to 22/02/2026 Source Property Data

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	25 Rob Roy Rd MALVERN EAST 3145	\$2,320,000	11/12/2025
2	4 Chamberlain St ASHBURTON 3147	\$2,265,000	21/10/2025
3	8 Berrima Av MALVERN EAST 3145	\$2,255,000	02/10/2025

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: 23/02/2026 16:34



Property Type: House

Land Size: 703sqm (approx) sqm approx

Agent Comments

Comparable Properties



25 Rob Roy Rd MALVERN EAST 3145 (REI/VG)

Agent Comments



Price: \$2,320,000

Method: Private Sale

Date: 11/12/2025

Property Type: House

Land Size: 604 sqm approx



4 Chamberlain St ASHBURTON 3147 (REI/VG)

Agent Comments



Price: \$2,265,000

Method: Sold Before Auction

Date: 21/10/2025

Property Type: House (Res)

Land Size: 665 sqm approx



8 Berrima Av MALVERN EAST 3145 (REI/VG)

Agent Comments



Price: \$2,255,000

Method: Sold Before Auction

Date: 02/10/2025

Property Type: House (Res)

Land Size: 465 sqm approx