

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

6/9 ASCOT STREET MALVERN VIC 3144

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$410,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

Unit

Suburb

Malvern

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

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 6 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

4/9 ASCOT STREET MALVERN VIC 3144	\$407,500	17-Feb-25
3/17 GLENVIEW AVENUE MALVERN VIC 3144	\$422,500	05-Feb-26

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 6 months.

This Statement of Information was prepared on: 02 March 2026



4/9 ASCOT STREET MALVERN VIC 3144

Sold Price

\$407,500

Sold Date

17-Feb-25

 1  1  1

Distance

0km



3/17 GLENVIEW AVENUE MALVERN VIC 3144

Sold Price

^{RS} **\$422,500**

Sold Date

05-Feb-26

 1  1  1

Distance

0.16km

RS = Recent sale

UN = Undisclosed Sale

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