

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

54 Dixon Street, Malvern Vic 3144

Indicative selling price

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

Range between \$3,000,000

&

\$3,300,000

Median sale price

Median price \$2,979,000

Property Type House

Suburb Malvern

Period - From 01/07/2024

to

30/06/2025

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	32 Grace St MALVERN 3144	\$3,450,000	22/03/2025
2	36 Dixon St MALVERN 3144	\$3,200,000	22/02/2025
3			

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:

23/07/2025 10:03



4 2 2

Property Type: House
Agent Comments

Indicative Selling Price
\$3,000,000 - \$3,300,000
Median House Price
Year ending June 2025: \$2,979,000

Comparable Properties



32 Grace St MALVERN 3144 (REI/VG)

Agent Comments

3 2 2

Price: \$3,450,000
Method: Auction Sale
Date: 22/03/2025
Property Type: House (Res)
Land Size: 401 sqm approx



36 Dixon St MALVERN 3144 (REI/VG)

Agent Comments

2 1 1

Price: \$3,200,000
Method: Auction Sale
Date: 22/02/2025
Property Type: House (Res)
Land Size: 351 sqm approx

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.