

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 Glenbrook Avenue, Malvern East VIC 3145

Indicative selling price

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

Range between

\$3,600,000

&

\$3,800,000

Median sale price

Median price

\$2,004,000

Property Type

House

Suburb

Malvern East

Period - From

23/12/2024

to

22/06/2025

Source

pdol

Comparable property sales (*Delete A or B below as applicable)

- 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.

| Address of comparable property | Price | Date of sale |
|--------------------------------|-------|--------------|
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This Statement of Information was prepared on:

23/06/2025