

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

30 Shaftesbury Avenue, Malvern Vic 3144

Indicative selling price

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

Range between \$4,600,000 & \$5,000,000

Median sale price

Median price \$3,000,000 Property Type House Suburb Malvern

Period - From 29/07/2024 to 28/07/2025 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	24 Northcote Rd ARMADALE 3143	\$4,900,000	17/05/2025
2	122 Finch St MALVERN EAST 3145	\$4,920,000	03/04/2025
3	15 Harold Av GLEN IRIS 3146	\$4,600,000	14/03/2025

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:

29/07/2025 21:01



5 3 3

Property Type: House
Agent Comments

Indicative Selling Price
\$4,600,000 - \$5,000,000
Median House Price
29/07/2024 - 28/07/2025: \$3,000,000

Comparable Properties



24 Northcote Rd ARMADALE 3143 (REI/VG)

Agent Comments

4 2 1

Price: \$4,900,000
Method: Private Sale
Date: 17/05/2025
Property Type: House (Res)
Land Size: 305 sqm approx



122 Finch St MALVERN EAST 3145 (REI/VG)

Agent Comments

4 3 3

Price: \$4,920,000
Method: Private Sale
Date: 03/04/2025
Property Type: House
Land Size: 809 sqm approx



15 Harold Av GLEN IRIS 3146 (REI/VG)

Agent Comments

4 3 2

Price: \$4,600,000
Method: Private Sale
Date: 14/03/2025
Property Type: House
Land Size: 1076 sqm approx

Account - Marshall White | P: 03 9822 9999