Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$4,600,000

Property offered for sale

Address	30 Shaftesbury Avenue, Malvern Vic 3144
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$3,000,000	Pro	perty 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.

Add	dress 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

OR

15 Harold Av GLEN IRIS 3146

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



14/03/2025











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)

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Price: \$4,900,000 **Method:** Private Sale **Date:** 17/05/2025

Property Type: House (Res) **Land Size:** 305 sqm approx

Agent Comments



122 Finch St MALVERN EAST 3145 (REI/VG)

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Agent Comments

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)

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Agent Comments

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





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