

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

2/2 Oravel Avenue, Malvern East Vic 3145

Indicative selling price

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

Single price \$1,595,000

Median sale price

Median price \$2,150,000

Property Type House

Suburb Malvern East

Period - From 01/04/2025

to 31/03/2026

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	12 Emo Rd MALVERN EAST 3145	\$1,572,000	22/04/2026
2	46 Sycamore St MALVERN EAST 3145	\$1,470,000	20/04/2026
3	5 Sun Rise ASHBURTON 3147	\$1,475,000	25/03/2026

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:

30/05/2026 16:18



4 2 2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,595,000

Median House Price

Year ending March 2026: \$2,150,000

Comparable Properties



12 Emo Rd MALVERN EAST 3145 (REI)

Agent Comments

3 1 1

Price: \$1,572,000

Method: Sold Before Auction

Date: 22/04/2026

Property Type: House (Res)



46 Sycamore St MALVERN EAST 3145 (REI)

Agent Comments

4 4 2

Price: \$1,470,000

Method: Private Sale

Date: 20/04/2026

Property Type: Townhouse (Res)



5 Sun Rise ASHBURTON 3147 (REI)

Agent Comments

3 2 2

Price: \$1,475,000

Method: Private Sale

Date: 25/03/2026

Property Type: House

Land Size: 388 sqm approx

Account - Marshall White | P: 03 9822 9999



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