

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

72c Serrell Street, Malvern East Vic 3145

Indicative selling price

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

Range between \$1,700,000

&

\$1,800,000

Median sale price

Median price \$2,001,111

Property Type House

Suburb Malvern East

Period - From 01/01/2025

to 31/03/2025

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 | 2/1 Beech St MALVERN EAST 3145 | \$1,750,000 | 26/05/2025 |
| 2 | 10b Girdwood Av CARNEGIE 3163 | \$1,730,000 | 24/05/2025 |
| 3 | 1b Kardinia Rd GLEN IRIS 3146 | \$1,820,000 | 27/02/2025 |

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:

02/07/2025 15:45



4 3 2

Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,800,000
Median House Price
March quarter 2025: \$2,001,111

Comparable Properties



2/1 Beech St MALVERN EAST 3145 (REI)

Agent Comments

4 2 2

Price: \$1,750,000
Method: Private Sale
Date: 26/05/2025
Property Type: House (Res)
Land Size: 324 sqm approx



10b Girdwood Av CARNEGIE 3163 (REI)

Agent Comments

3 2 2

Price: \$1,730,000
Method: Auction Sale
Date: 24/05/2025
Property Type: Townhouse (Single)
Land Size: 387 sqm approx



1b Kardinia Rd GLEN IRIS 3146 (REI)

Agent Comments

4 3 2

Price: \$1,820,000
Method: Sold Before Auction
Date: 27/02/2025
Property Type: House (Res)

Account - Marshall White | P: 03 9822 9999