

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

39 Elizabeth Street, Malvern Vic 3144

Indicative selling price

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

Single price

\$2,575,000

Median sale price

Median price

\$2,515,500

Property Type

House

Suburb

Malvern

Period - From

01/04/2025

to

30/06/2025

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	20 Woodmason St MALVERN 3144	\$2,580,000	12/07/2025
2	16 Miami St HAWTHORN EAST 3123	\$2,500,000	18/04/2025
3	7 Graves La MALVERN 3144	\$2,500,000	04/03/2025

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 16:12



 4  2  2

Property Type: House
Agent Comments

Indicative Selling Price
\$2,575,000
Median House Price
June quarter 2025: \$2,515,500

Comparable Properties



20 Woodmason St MALVERN 3144 (REI)

Agent Comments

 3  2  1

Price: \$2,580,000
Method: Private Sale
Date: 12/07/2025
Property Type: House (Res)



16 Miami St HAWTHORN EAST 3123 (REI/VG)

Agent Comments

 3  2  2

Price: \$2,500,000
Method: Private Sale
Date: 18/04/2025
Property Type: House
Land Size: 612 sqm approx



7 Graves La MALVERN 3144 (REI/VG)

Agent Comments

 3  2  2

Price: \$2,500,000
Method: Private Sale
Date: 04/03/2025
Property Type: House
Land Size: 399 sqm approx