Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

vern East Vic 3145

Indicative selling price

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

Range between \$1,350,000	&	\$1,450,000
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Median sale price

Median price	\$2,424,000	Pro	perty Type	House		Suburb	Malvern East
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

Add	dress of comparable property	Price	Date of sale
1	12 Carmelo Av MALVERN EAST 3145	\$1,480,000	12/07/2025
2	2 Argyll St MALVERN EAST 3145	\$1,295,000	10/07/2025
3	16 Victory Blvd ASHBURTON 3147	\$1,410,000	17/02/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	06/08/2025 10:04









Agent Comments

Indicative Selling Price \$1,350,000 - \$1,450,000 **Median House Price** June quarter 2025: \$2,424,000

Comparable Properties



12 Carmelo Av MALVERN EAST 3145 (REI)

Price: \$1,480,000 Method: Private Sale Date: 12/07/2025 Property Type: House Land Size: 843 sqm approx **Agent Comments**



2 Argyll St MALVERN EAST 3145 (REI)



Agent Comments

Price: \$1,295,000 Method: Private Sale Date: 10/07/2025 Property Type: House Land Size: 684 sqm approx



16 Victory Blvd ASHBURTON 3147 (REI/VG)

Price: \$1,410,000 Method: Private Sale Date: 17/02/2025

Property Type: House (Res) Land Size: 618 sqm approx **Agent Comments**

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