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

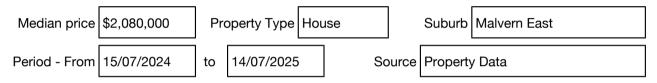
15A Virginia Grove, Malvern East Vic 3145

Indicative selling price

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Single price \$1,600,000

Median sale price



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	15 Virginia Gr MALVERN EAST 3145	\$1,600,000	09/07/2025
2	2b Nioka St CHADSTONE 3148	\$1,540,000	28/06/2025
3	57 Midlothian St MALVERN EAST 3145	\$1,694,000	24/05/2025

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:

15/07/2025 21:05

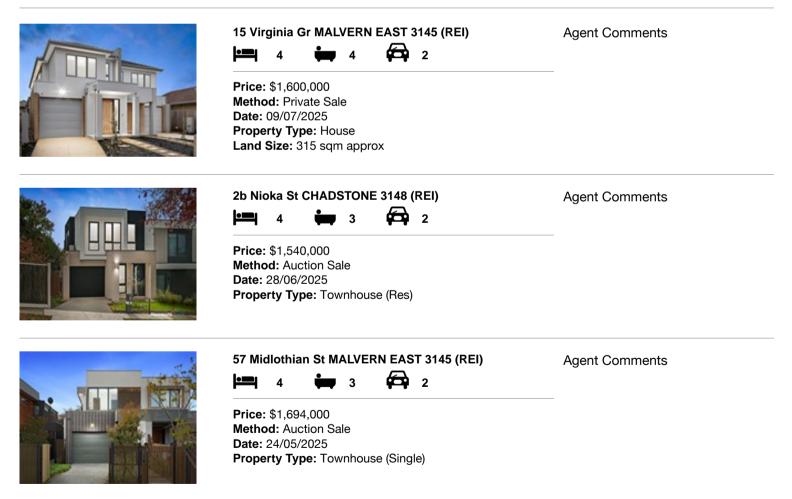






Rooms: 7 Property Type: House Land Size: 313 sqm approx Agent Comments Indicative Selling Price \$1,600,000 Median House Price 15/07/2024 - 14/07/2025: \$2,080,000

Comparable Properties



Account - FITCH PARTNERS PTY LTD | P: 0391149888



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