

# 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

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,600,000

### Median sale price

Median price \$2,080,000

Property Type House

Suburb Malvern East

Period - From 15/07/2024

to 14/07/2025

Source Property Data

### 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



4 3 2

**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



**15 Virginia Gr MALVERN EAST 3145 (REI)**

[Agent Comments](#)

4 4 2

**Price:** \$1,600,000  
**Method:** Private Sale  
**Date:** 09/07/2025  
**Property Type:** House  
**Land Size:** 315 sqm approx



**2b Nioka St CHADSTONE 3148 (REI)**

[Agent Comments](#)

4 3 2

**Price:** \$1,540,000  
**Method:** Auction Sale  
**Date:** 28/06/2025  
**Property Type:** Townhouse (Res)



**57 Midlothian St MALVERN EAST 3145 (REI)**

[Agent Comments](#)

4 3 2

**Price:** \$1,694,000  
**Method:** Auction Sale  
**Date:** 24/05/2025  
**Property Type:** Townhouse (Single)