

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

30 Shaftesbury Avenue, Malvern Vic 3144

Indicative selling price

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

Range between \$4,900,000

&

\$5,300,000

Median sale price

Median price \$3,000,000

Property Type House

Suburb Malvern

Period - From 18/07/2024

to

17/07/2025

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 | 122 Finch St MALVERN EAST 3145 | \$4,920,000 | 03/04/2025 |
| 2 | 3 Harold Av GLEN IRIS 3146 | \$5,200,000 | 01/04/2025 |
| 3 | 40 Wheatland Rd MALVERN 3144 | \$5,251,000 | 08/03/2025 |

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:

18/07/2025 16:03



5 3 3

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$4,900,000 - \$5,300,000

Median House Price

18/07/2024 - 17/07/2025: \$3,000,000

Comparable Properties



122 Finch St MALVERN EAST 3145 (REI/VG)

Agent Comments

4 3 3

Price: \$4,920,000

Method: Private Sale

Date: 03/04/2025

Property Type: House

Land Size: 809 sqm approx



3 Harold Av GLEN IRIS 3146 (REI/VG)

Agent Comments

5 3 2

Price: \$5,200,000

Method: Private Sale

Date: 01/04/2025

Property Type: House

Land Size: 1073 sqm approx



40 Wheatland Rd MALVERN 3144 (REI/VG)

Agent Comments

4 3 2

Price: \$5,251,000

Method: Private Sale

Date: 08/03/2025

Property Type: House

Land Size: 604 sqm approx

Account - Marshall White | P: 03 9822 9999