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 betwee	n \$4,900,000		&		\$5,300,0	00		
Median sale price								
Median price	\$3,000,000	Pro	operty Type	Hou	se		Suburb	Malvern
Period - From	18/07/2024	to	17/07/2025		So	urce	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.

Add	dress 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







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) 1 1	Agent Comments
3 Harold Av GLEN IRIS 3146 (REI/VG) 5 3 2 Price: \$5,200,000 Method: Private Sale Date: 01/04/2025 Property Type: House Land Size: 1073 sqm approx	Agent Comments
40 Wheatland Rd MALVERN 3144 (REI/VG) 4 3 4 2 Price: \$5,251,000 Method: Private Sale Date: 08/03/2025 Property Type: House Land Size: 604 sqm approx	Agent Comments

Account - Marshall White | P: 03 9822 9999



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