

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

34 Midlothian Street, Malvern East VIC

Indicative selling price

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

Range between

\$2,100,000

&

\$2,250,000

Median sale price

Median price

\$2,000,000

Property type

House

Suburb

Malvern East

Period - From

01/10/2024

to

31/12/2024

Source

REIV

Comparable property sales

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
19 Ardyne Street, Murrumbeena 28	\$2,150,000	16/11/2024
43 High Street Road, Ashwood	\$2,330,000	28/10/2024
15 Abbotsford Avenue, Malvern East	\$2,320,000	26/10/2024

This Statement of Information was prepared on: 04 February 2025