

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 39 Summerhill Avenue, Malvern East Vic 3145

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$2,060,000 Property Type House Suburb Malvern East

Period - From 01/10/2023 to 30/09/2024 Source REIV

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	14 Millewa Av MALVERN EAST 3145	\$2,040,000	12/10/2024
2	9 Oak Gr MALVERN EAST 3145	\$2,111,000	16/09/2024
3	8 Muswell Hill GLEN IRIS 3146	\$2,200,000	14/09/2024

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: 06/01/2025 11:52



3 1 2

Property Type: House

Land Size: 650 sqm approx

Comparable Properties



14 Millewa Av MALVERN EAST 3145 (REI/VG)

Agent Comments

4 2 2

Price: \$2,040,000

Method: Auction Sale

Date: 12/10/2024

Property Type: House (Res)

Land Size: 702 sqm approx



9 Oak Gr MALVERN EAST 3145 (REI/VG)

Agent Comments

4 2 2

Price: \$2,111,000

Method: Private Sale

Date: 16/09/2024

Property Type: House

Land Size: 697 sqm approx



8 Muswell Hill GLEN IRIS 3146 (REI)

Agent Comments

3 2 4

Price: \$2,200,000

Method: Auction Sale

Date: 14/09/2024

Property Type: House (Res)

Land Size: 708 sqm approx