

# 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 56 Abbotsford Avenue, 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)

Range between \$1,650,000 & \$1,815,000

### Median sale price

Median price \$2,021,625 Property Type House Suburb Malvern East

Period - From 01/01/2024 to 31/12/2024 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	5 Fellows St HUGHESDALE 3166	\$1,752,500	16/11/2024
2	14 Millewa Av MALVERN EAST 3145	\$2,040,000	12/10/2024
3	1 Camira St MALVERN EAST 3145	\$1,900,000	17/09/2024

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: 24/01/2025 14:38



4 2 4

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$1,650,000 - \$1,815,000

**Median House Price**

Year ending December 2024: \$2,021,625

## Comparable Properties



**5 Fellows St HUGHESDALE 3166 (REI)**

Agent Comments

4 2 2

**Price:** \$1,752,500

**Method:** Auction Sale

**Date:** 16/11/2024

**Property Type:** House (Res)

**Land Size:** 876 sqm approx



**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



**1 Camira St MALVERN EAST 3145 (REI)**

Agent Comments

4 2 4

**Price:** \$1,900,000

**Method:** Private Sale

**Date:** 17/09/2024

**Property Type:** House

**Land Size:** 836 sqm approx

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222