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	1/1906 Malvern Road, Malvern East Vic 3145
Including suburb and	
postcode	

Indicative selling price

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

Range between \$2,300,000	&	\$2,500,000
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Median sale price

Median price	\$2,089,444	Pro	perty Type	House		Suburb	Malvern East
Period - From	01/07/2023	to	30/09/2023		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

Add	dress of comparable property	Price	Date of sale
1	26 Rosedale Rd GLEN IRIS 3146	\$2,650,000	24/06/2023
2	2B Erica Av MALVERN EAST 3145	\$2,400,000	20/05/2023
3	11 Annetta Av ASHBURTON 3147	\$2,300,000	26/09/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	03/11/2023 20:32



RT Edgar









Indicative Selling Price \$2,300,000 - \$2,500,000

Median House Price September quarter 2023: \$2,089,444

Rooms: Study

Property Type: Town Residence Land Size: 300 sqm approx

Agent Comments

Private Lift, double remote garage, Ground floor Guest Suite, 1st Floor Master Suite or Guest Suite, 2nd Floor Master or Guest Suite. Boutique group of only 4. Suits

Multi-generational living and downsizers.

Comparable Properties



26 Rosedale Rd GLEN IRIS 3146 (REI)





Agent Comments

Price: \$2,650,000 Method: Private Sale Date: 24/06/2023 Property Type: House Land Size: 369 sqm approx



2B Erica Av MALVERN EAST 3145 (REI/VG)







Agent Comments

Price: \$2,400,000 Method: Auction Sale Date: 20/05/2023

Property Type: House (Res) Land Size: 318 sqm approx



11 Annetta Av ASHBURTON 3147 (REI)





Agent Comments

Price: \$2,300,000 Method: Private Sale Date: 26/09/2023 Property Type: House Land Size: 326 sqm approx

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088





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