

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

1/1906 Malvern Road, Malvern East Vic 3145

Indicative selling price

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

Range between \$2,300,000

&

\$2,500,000

Median sale price

Median price \$2,089,444

Property 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	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 comparable properties 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



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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.

Indicative Selling Price

\$2,300,000 - \$2,500,000

Median House Price

September quarter 2023: \$2,089,444

Comparable Properties



26 Rosedale Rd GLEN IRIS 3146 (REI)

Agent Comments

4
 2
 2

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

3
 2
 2

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

4
 3
 2

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