

# 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

31 Millewa 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

\$1,750,000

&

\$1,900,000

### Median sale price

Median price

\$2,090,000

Property Type

House

Suburb

MALVERN EAST

Period - From

16/05/2024

to

15/11/2024

Source

core\_logic

### Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 54 Midlothian Street Malvern East Vic 3145	\$1,780,000	2024-05-20
2 9 Rowena Road Malvern East Vic 3145	\$1,800,000	2024-09-21
3 85 Alma Street Malvern East Vic 3145	\$1,780,000	2024-09-21

This Statement of Information was prepared on:

16/11/2024