

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

10 Clarence Street, Malvern East Vic 3145

Indicative selling price

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

Single price \$1,350,000

Median sale price

Median price \$1,760,000

Property Type House

Suburb Malvern East

Period - From 01/07/2025

to 30/09/2025

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	1 Horace St MALVERN 3144	\$1,403,000	07/09/2025
2	22 Emo Rd MALVERN EAST 3145	\$1,690,000	06/09/2025
3	7 Wynyeh St MALVERN EAST 3145	\$1,330,000	02/08/2025

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:

04/10/2025 08:26



Property Type:
Agent Comments

Indicative Selling Price
\$1,350,000
Median House Price
September quarter 2025: \$1,760,000

Comparable Properties



1 Horace St MALVERN 3144 (REI)

Agent Comments



Price: \$1,403,000
Method: Private Sale
Date: 07/09/2025
Property Type: House



22 Emo Rd MALVERN EAST 3145 (REI)

Agent Comments



Price: \$1,690,000
Method: Auction Sale
Date: 06/09/2025
Property Type: House (Res)
Land Size: 373 sqm approx



7 Wynyeh St MALVERN EAST 3145 (REI/VG)

Agent Comments



Price: \$1,330,000
Method: Auction Sale
Date: 02/08/2025
Property Type: House (Res)
Land Size: 402 sqm approx