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









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

Comparable Properties



1 Horace St MALVERN 3144 (REI)

2

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



22 Emo Rd MALVERN EAST 3145 (REI)

2

Price: \$1,690,000 Method: Auction Sale







Date: 06/09/2025 Property Type: House (Res) Land Size: 373 sqm approx **Agent Comments**



7 Wynyeh St MALVERN EAST 3145 (REI/VG)



Price: \$1,330,000 Method: Auction Sale Date: 02/08/2025

Property Type: House (Res) Land Size: 402 sqm approx **Agent Comments**

Account - Little Real Estate | P: 07 3037 0255





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