

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

10A SYCAMORE STREET, MALVERN EAST, VIC 3145

Indicative selling price

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

Price Range: \$1,300,000 to \$1,400,000

Median sale price

Median price

\$1,505,000

Property type

Other

Suburb

MALVERN EAST

Period

01 July 2025 to 30 September
2025

Source

pricfinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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

2/1 BOWEN ST, MALVERN EAST, VIC 3145	\$1,500,000	07/05/2025
2A BAIRD ST, ASHBURTON, VIC 3147	\$1,439,800	23/08/2025
47 GNARWYN RD, CARNEGIE, VIC 3163	\$1,400,000	22/10/2025

This Statement of Information was prepared on: 28/10/2025