

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

2/13 SOMERS AVENUE, MALVERN, VIC 3144

Indicative selling price

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

Price Range: \$1,895,000 to \$2,035,000

Median sale price

Median price

\$617,000

Property type

Other

Suburb

MALVERN

Period

01 April 2025 to 30 June 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
104/763 MALVERN RD, TOORAK, VIC 3142	\$2,000,000	15/05/2025
10/5 WOORIGOLEEN RD, TOORAK, VIC 3142	\$1,900,000	01/08/2025
4/39 LAWSON ST, HAWTHORN EAST, VIC 3123	\$1,965,000	06/08/2025

This Statement of Information was prepared on:

26/08/2025