

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

2/32 Burke Road, Malvern East Vic 3145

Indicative selling price

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

Range between

\$1,250,000

&

\$1,350,000

Median sale price

Median price

\$1,200,000

Property Type

Townhouse

Suburb

Malvern East

Period - From

23/09/2024

to

22/09/2025

Source

Property Data

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	2/1 St Vincent St CAULFIELD EAST 3145	\$1,420,000	20/09/2025
2	2/1795 Malvern Rd GLEN IRIS 3146	\$1,355,000	26/06/2025
3	2/25 Madden Av CARNEGIE 3163	\$1,295,000	18/04/2025

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:

23/09/2025 10:41



 3  2 

Property Type:
Divorce/Estate/Family Transfers
Land Size: 185 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median Townhouse Price
23/09/2024 - 22/09/2025: \$1,200,000

Comparable Properties



2/1 St Vincent St CAULFIELD EAST 3145 (REI)

Agent Comments

 3  2  2

Price: \$1,420,000
Method: Auction Sale
Date: 20/09/2025
Property Type: Townhouse (Res)



2/1795 Malvern Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

 3  3  2

Price: \$1,355,000
Method: Private Sale
Date: 26/06/2025
Property Type: Townhouse (Single)
Land Size: 97 sqm approx



2/25 Madden Av CARNEGIE 3163 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,295,000
Method: Private Sale
Date: 18/04/2025
Property Type: Townhouse (Single)
Land Size: 408 sqm approx