

# 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

35 Nirvana Avenue, Malvern East VIC 3145

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$2,200,000

&

\$2,400,000

### Median sale price

Median price

\$2,020,000

Property Type

House

Suburb

Malvern East

Period - From

29/03/2025

to

28/09/2025

Source

Cotality™

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
27 Davies Street Malvern East VIC 3145	\$2,250,000	20/09/2025
373 Waverley Road Malvern East VIC 3145	\$2,396,000	28/06/2025
14 Sutherland Street Malvern East VIC 3145	\$2,423,000	14/05/2025

This Statement of Information was prepared on:

29/09/2025