

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

40 Karma Avenue, Malvern East VIC 3145

Indicative selling price

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

Range between

\$2,500,000

&

\$2,700,000

Median sale price

Median price

\$2,018,250

Property Type

House

Suburb

Malvern East

Period - From

15/10/2024

to

15/04/2025

Source

core_logic

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
9 Fountaine Avenue Malvern East VIC 3145	\$2,720,000	29/03/2025
33 Belgrave Road Malvern East VIC 3145	\$2,650,000	22/02/2025
30 Cairnes Crescent Malvern East VIC 3145	\$2,540,000	22/02/2025

This Statement of Information was prepared on:

16/04/2025