

# 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

41 Washington 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)

Single price

\$2,845,000

### Median sale price

Median price

\$2,001,111

Property Type

House

Suburb

Malvern East

Period - From

01/01/2025

to

31/03/2025

Source

REIV

### 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	18 Fountaine Av MALVERN EAST 3145	\$2,735,000	17/05/2025
2	20 Moama Rd MALVERN EAST 3145	\$2,825,000	05/04/2025
3	23 Oak Gr MALVERN EAST 3145	\$2,925,000	14/03/2025

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:

19/05/2025 08:59

41 Washington Avenue, Malvern East Vic 3145



Walter Summons

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**Indicative Selling Price**

\$2,845,000

**Median House Price**

March quarter 2025: \$2,001,111



5 2 2

**Property Type:** House (Res)

**Land Size:** 672 sqm approx

**Agent Comments**

## Comparable Properties



**18 Fountaine Av MALVERN EAST 3145 (REI)**

**Agent Comments**

4 2 2

**Price:** \$2,735,000

**Method:** Auction Sale

**Date:** 17/05/2025

**Property Type:** House (Res)



**20 Moama Rd MALVERN EAST 3145 (REI)**

**Agent Comments**

4 2 2

**Price:** \$2,825,000

**Method:** Private Sale

**Date:** 05/04/2025

**Property Type:** House (Res)



**23 Oak Gr MALVERN EAST 3145 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$2,925,000

**Method:** Sold Before Auction

**Date:** 14/03/2025

**Property Type:** House (Res)

**Land Size:** 631 sqm approx

**Account - Belle Property Armadale** | P: 03 9509 0411 | F: 9500 9525



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