#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Address	43 Grant Street, Malvern East Vic 3145
Including suburb and	
postcode	

## Indicative selling price

Property offered for sale

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

Range between \$10,000,000	&	\$10,500,000
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#### Median sale price

Median price	\$2,060,000	Pro	perty Type	House		Suburb	Malvern East
Period - From	01/10/2024	to	30/09/2025		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 sixmonths 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	17 Manning Rd MALVERN EAST 3145	\$11,300,000	15/10/2025
2			
3			

#### 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:	26/11/2025 10:31



#### WHITEFOX

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Property Type: House Land Size: 1944 sqm approx

Agent Comments

Indicative Selling Price \$10,000,000 - \$10,500,000 Median House Price Year ending September 2025: \$2,060,000

# Comparable Properties



17 Manning Rd MALVERN EAST 3145 (REI)

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**a** ,

Agent Comments

Price: \$11,300,000 Method: Private Sale Date: 15/10/2025

Property Type: House (Res) Land Size: 1310 sqm approx

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. 43 Grant St, Malvern East is custom-built architect-designed luxury residence with state-of-the-art finishes, amenities throughout. The only direct comparable sale is 17 Manning Road, Malvern East.

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