

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

12 Carmelo Avenue, Malvern East Vic 3145

Indicative selling price

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

Range between \$1,450,000

&

\$1,550,000

Median sale price

Median price \$2,050,000

Property Type House

Suburb Malvern East

Period - From 27/05/2024

to

26/05/2025

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	39 Thurso St MALVERN EAST 3145	\$1,509,000	01/04/2025
2	18 Thurso St MALVERN EAST 3145	\$1,524,000	01/03/2025
3	33 Cairnes Cr MALVERN EAST 3145	\$1,680,000	22/02/2025

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:

27/05/2025 11:30



4 2 3

Property Type: House

Land Size: 843 sqm approx

Agent Comments

Comparable Properties



39 Thurso St MALVERN EAST 3145 (REI/VG)

Agent Comments

3 1 3

Price: \$1,509,000

Method: Private Sale

Date: 01/04/2025

Property Type: House

Land Size: 689 sqm approx



18 Thurso St MALVERN EAST 3145 (REI/VG)

Agent Comments

3 1 2

Price: \$1,524,000

Method: Auction Sale

Date: 01/03/2025

Property Type: House (Res)

Land Size: 650 sqm approx



33 Cairnes Cr MALVERN EAST 3145 (REI)

Agent Comments

3 1 2

Price: \$1,680,000

Method: Auction Sale

Date: 22/02/2025

Property Type: House (Res)