

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

15 Euston Street, Malvern Vic 3144

Indicative selling price

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

Range between \$1,900,000

&

\$2,090,000

Median sale price

Median price \$2,750,000

Property Type House

Suburb Malvern

Period - From 01/07/2022

to 30/06/2023

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	11 Graves La MALVERN 3144	\$2,190,000	05/08/2023
2	20 Lomond St GLEN IRIS 3146	\$2,090,000	05/08/2023
3	13 Warner St MALVERN 3144	\$1,850,000	01/06/2023

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:

27/09/2023 16:31



4 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,900,000 - \$2,090,000

Median House Price

Year ending June 2023: \$2,750,000

Comparable Properties



11 Graves La MALVERN 3144 (REI)

Agent Comments

3 2 4

Price: \$2,190,000

Method: Auction Sale

Date: 05/08/2023

Property Type: House



20 Lomond St GLEN IRIS 3146 (REI)

Agent Comments

4 2 2

Price: \$2,090,000

Method: Auction Sale

Date: 05/08/2023

Property Type: House (Res)



13 Warner St MALVERN 3144 (REI)

Agent Comments

3 2 2

Price: \$1,850,000

Method: Private Sale

Date: 01/06/2023

Property Type: House

Account - Jellis Craig | P: 03 9864 5000