

# 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

17 Ethel Street, Malvern Vic 3144

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$5,250,000 & \$5,750,000

### Median sale price

Median price \$2,800,000 Property Type House Suburb Malvern

Period - From 01/01/2023 to 31/12/2023 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	390 Glenferrie Rd MALVERN 3144	\$5,650,000	25/08/2023
2	1021 Malvern Rd TOORAK 3142	\$5,580,000	22/09/2023
3	860 Malvern Rd ARMADALE 3143	\$5,250,000	22/11/2023

**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:

15/02/2024 10:20



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 1394 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$5,250,000 - \$5,750,000  
**Median House Price**  
 Year ending December 2023: \$2,800,000

## Comparable Properties



**390 Glenferrie Rd MALVERN 3144 (REI/VG)**

Agent Comments



**Price:** \$5,650,000  
**Method:** Expression of Interest  
**Date:** 25/08/2023  
**Property Type:** House (Res)  
**Land Size:** 1047 sqm approx



**1021 Malvern Rd TOORAK 3142 (REI)**

Agent Comments



**Price:** \$5,580,000  
**Method:** Private Sale  
**Date:** 22/09/2023  
**Property Type:** House (Res)  
**Land Size:** 936 sqm approx



**860 Malvern Rd ARMADALE 3143 (VG)**

Agent Comments



**Price:** \$5,250,000  
**Method:** Sale  
**Date:** 22/11/2023  
**Property Type:** House (Res)  
**Land Size:** 904 sqm approx

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