

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

1754-1756 Malvern Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$4,800,000 & \$5,200,000

Median sale price

Median price \$2,492,500 Property Type House Suburb Glen Iris

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	94 Burke Rd MALVERN EAST 3145	\$5,650,000	08/11/2023
2	10 Central Park Rd MALVERN EAST 3145	\$5,520,000	30/11/2023
3	34 Ferncroft Av MALVERN EAST 3145	\$4,550,000	12/01/2024

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:

21/02/2024 14:07



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Property Type: House
Land Size: 1326 sqm approx
Agent Comments

Indicative Selling Price
\$4,800,000 - \$5,200,000
Median House Price
Year ending December 2023: \$2,492,500

Comparable Properties



94 Burke Rd MALVERN EAST 3145 (VG)

Agent Comments

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Price: \$5,650,000
Method: Sale
Date: 08/11/2023
Property Type: House (Res)
Land Size: 1135 sqm approx



10 Central Park Rd MALVERN EAST 3145 (REI/VG)

Agent Comments

5 3 4

Price: \$5,520,000
Method: Auction Sale
Date: 30/11/2023
Property Type: House (Res)
Land Size: 903 sqm approx



34 Ferncroft Av MALVERN EAST 3145 (REI)

Agent Comments

4 4 4

Price: \$4,550,000
Method: Private Sale
Date: 12/01/2024
Property Type: House
Land Size: 1225 sqm approx