

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

18 Eucalypt Avenue, Malvern East Vic 3145

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$625,000

Property Type

Unit

Suburb

Malvern East

Period - From

01/04/2025

to

31/03/2026

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	1g Wilmot St MALVERN EAST 3145	\$1,100,000	28/03/2026
2	2/37 Darling Rd MALVERN EAST 3145	\$1,160,000	15/12/2025
3	4/1108 Dandenong Rd CARNEGIE 3163	\$1,152,500	15/11/2025

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:

04/05/2026 12:26

18 Eucalypt Avenue, Malvern East Vic 3145



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median Unit Price
Year ending March 2026: \$625,000

Comparable Properties



1g Wilmot St MALVERN EAST 3145 (REI)

Agent Comments



Price: \$1,100,000
Method: Auction Sale
Date: 28/03/2026
Property Type: Townhouse (Res)



2/37 Darling Rd MALVERN EAST 3145 (REI/VG)

Agent Comments



Price: \$1,160,000
Method: Private Sale
Date: 15/12/2025
Property Type: Townhouse (Res)



4/1108 Dandenong Rd CARNEGIE 3163 (REI/VG)

Agent Comments



Price: \$1,152,500
Method: Auction Sale
Date: 15/11/2025
Property Type: Townhouse (Res)

Account - Gary Peer & Associates | P: 03 95631666 | F: 03 95631369



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