

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 Fountaine Avenue, Malvern East Vic 3145

Indicative selling price

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

Range between \$2,400,000 & \$2,600,000

Median sale price

Median price \$2,021,625 Property Type House Suburb Malvern East

Period - From 01/01/2024 to 31/12/2024 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.

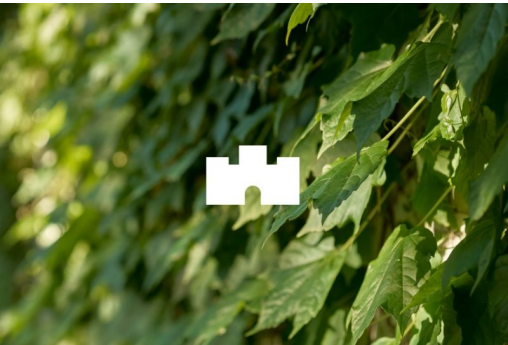
	Address of comparable property	Price	Date of sale
1	13 Douglas St MALVERN EAST 3145	\$2,610,000	01/03/2025
2	30 Cairnes Cr MALVERN EAST 3145	\$2,540,000	22/02/2025
3	34 Midlothian St MALVERN EAST 3145	\$2,450,000	06/02/2025

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:

20/03/2025 16:04



4 2 2

Property Type: House
Land Size: 560 sqm approx
Agent Comments

Indicative Selling Price
\$2,400,000 - \$2,600,000
Median House Price
Year ending December 2024: \$2,021,625

Comparable Properties



13 Douglas St MALVERN EAST 3145 (REI)

Agent Comments

4 2 1

Price: \$2,610,000
Method: Auction Sale
Date: 01/03/2025
Property Type: House (Res)



30 Cairnes Cr MALVERN EAST 3145 (REI)

Agent Comments

5 3 2

Price: \$2,540,000
Method: Auction Sale
Date: 22/02/2025
Property Type: House (Res)



34 Midlothian St MALVERN EAST 3145 (REI)

Agent Comments

4 2 4

Price: \$2,450,000
Method: Private Sale
Date: 06/02/2025
Property Type: House

Account - Marshall White | P: 03 9822 9999