

# 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 Milton Parade, 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 \$2,650,000 & \$2,850,000

### Median sale price

Median price \$3,265,000 Property Type House Suburb Malvern

Period - From 01/01/2024 to 31/03/2024 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	8 Wiseman St HAWTHORN EAST 3123	\$3,100,000	18/05/2024
2	24 Warner St MALVERN 3144	\$2,700,000	10/05/2024
3	55 Vincent St GLEN IRIS 3146	\$2,640,000	28/03/2024

**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:

27/05/2024 17:04



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**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$2,650,000 - \$2,850,000

**Median House Price**

March quarter 2024: \$3,265,000

## Comparable Properties



**8 Wiseman St HAWTHORN EAST 3123 (REI)**

Agent Comments

3   2   3

**Price:** \$3,100,000

**Method:** Auction Sale

**Date:** 18/05/2024

**Property Type:** House (Res)

**Land Size:** 668 sqm approx



**24 Warner St MALVERN 3144 (REI)**

Agent Comments

3   1   3

**Price:** \$2,700,000

**Method:** Private Sale

**Date:** 10/05/2024

**Property Type:** House

**Land Size:** 708 sqm approx



**55 Vincent St GLEN IRIS 3146 (REI)**

Agent Comments

3   1   2

**Price:** \$2,640,000

**Method:** Private Sale

**Date:** 28/03/2024

**Property Type:** House

**Land Size:** 640 sqm approx

Account - Jellis Craig | P: 03 9864 5000