

# 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

1b Spring Road, 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 \$6,000,000 & \$6,500,000

### 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	20 Embling Rd MALVERN 3144	\$7,380,000	27/02/2024
2	37 Somers Av MALVERN 3144	\$6,650,000	24/01/2024
3	17 Fraser St MALVERN 3144	\$5,500,000	26/02/2024

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:

14/05/2024 13:10



 4  2  4

**Rooms:** 9  
**Property Type:** House (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$6,000,000 - \$6,500,000  
**Median House Price**  
March quarter 2024: \$3,265,000

## Comparable Properties



**20 Embling Rd MALVERN 3144 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$7,380,000  
**Method:** Private Sale  
**Date:** 27/02/2024  
**Property Type:** House  
**Land Size:** 697 sqm approx



**37 Somers Av MALVERN 3144 (REI/VG)**

**Agent Comments**

 5  2  2

**Price:** \$6,650,000  
**Method:** Private Sale  
**Date:** 24/01/2024  
**Property Type:** House (Res)  
**Land Size:** 721 sqm approx



**17 Fraser St MALVERN 3144 (REI)**

**Agent Comments**

 4  5  6

**Price:** \$5,500,000  
**Method:** Private Sale  
**Date:** 26/02/2024  
**Property Type:** House

**Account - Jellis Craig | P: 03 9864 5000**