

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

2/2 Oravel Avenue, Malvern East Vic 3145

Indicative selling price

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

Range between

\$1,500,000

&

\$1,650,000

Median sale price

Median price

\$2,150,000

Property Type

House

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	53 Belgrave Rd MALVERN EAST 3145	\$1,540,000	21/03/2026
2	4 Lang Ct MALVERN EAST 3145	\$1,705,000	29/11/2025
3	10a Sycamore St MALVERN EAST 3145	\$1,525,000	12/11/2025

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:

06/05/2026 15:41



4 2 2

Property Type: House
Land Size: 365 sqm approx
Agent Comments

Indicative Selling Price
 \$1,500,000 - \$1,650,000
Median House Price
 Year ending March 2026: \$2,150,000

Comparable Properties



53 Belgrave Rd MALVERN EAST 3145 (REI)

Agent Comments

3 2 2

Price: \$1,540,000
Method: Auction Sale
Date: 21/03/2026
Property Type: House (Res)
Land Size: 322 sqm approx



4 Lang Ct MALVERN EAST 3145 (REI/VG)

Agent Comments

4 2 3

Price: \$1,705,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House (Res)
Land Size: 599 sqm approx



10a Sycamore St MALVERN EAST 3145 (REI/VG)

Agent Comments

4 2 2

Price: \$1,525,000
Method: Sold Before Auction
Date: 12/11/2025
Property Type: House (Res)
Land Size: 429 sqm approx

Account - Marshall White | P: 03 9822 9999