

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 Westgarth Street, Malvern East Vic 3145

Indicative selling price

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

Range between

\$2,300,000

&

\$2,500,000

Median sale price

Median price

\$2,052,500

Property Type

House

Suburb

Malvern East

Period - From

01/07/2025

to

30/06/2026

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	79 Brunel St MALVERN EAST 3145	\$2,260,000	01/07/2026
2	62 Dixon St MALVERN 3144	\$2,418,000	18/06/2026
3	7 Stonehaven Av MALVERN EAST 3145	\$2,250,000	21/03/2026

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:

18/08/2026 16:48



 3  2  2

Property Type: House
Land Size: 575 sqm approx
Agent Comments

Indicative Selling Price
\$2,300,000 - \$2,500,000
Median House Price
Year ending June 2026: \$2,052,500

Comparable Properties



79 Brunel St MALVERN EAST 3145 (REI/VG)

Agent Comments

 4  2  2

Price: \$2,260,000
Method: Private Sale
Date: 01/07/2026
Property Type: House (Res)
Land Size: 631 sqm approx



62 Dixon St MALVERN 3144 (REI/VG)

Agent Comments

 4  2  1

Price: \$2,418,000
Method: Private Sale
Date: 18/06/2026
Property Type: House (Res)
Land Size: 421 sqm approx



7 Stonehaven Av MALVERN EAST 3145 (REI/VG)

Agent Comments

 4  2  2

Price: \$2,250,000
Method: Auction Sale
Date: 21/03/2026
Property Type: House (Res)
Land Size: 576 sqm approx

Account - Marshall White | P: 03 9822 9999