Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 23 The Grange, Malvern East Vic 3145

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	en \$2,700,000		&		\$2,900,000			
Median sale price								
Median price	\$2,004,000	Pro	Property Type		House		Suburb	Malvern East
Period - From	01/04/2024	to	31/03/2025		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	5 Annetta Av ASHBURTON 3147	\$2,900,000	25/03/2025
2	23 Oak Gr MALVERN EAST 3145	\$2,925,000	14/03/2025
3	27 Findon St MALVERN EAST 3145	\$2,705,000	06/03/2025

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:

04/04/2025 15:43



23 The Grange, Malvern East Vic 3145





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Rooms: 9 Property Type: House (Res) Land Size: 648 sqm approx Agent Comments Mark Pezzin 03 9810 5000 0403 537 105 MarkPezzin@jelliscraig.com.au

Indicative Selling Price \$2,700,000 - \$2,900,000 Median House Price Year ending March 2025: \$2,004,000

Comparable Properties

5 Annetta Av ASHBURTON 3147 (REI) 4 2 2 2 Price: \$2,900,000 Method: Private Sale Date: 25/03/2025 Property Type: House Land Size: 703 sqm approx	Agent Comments
23 Oak Gr MALVERN EAST 3145 (REI) 4 2 2 2 Price: \$2,925,000 Method: Sold Before Auction Date: 14/03/2025 Property Type: House (Res)	Agent Comments
27 Findon St MALVERN EAST 3145 (REI) 3 1 2 4 Price: \$2,705,000 Method: Auction Sale Date: 06/03/2025 Property Type: House (Res) Land Size: 679 sqm approx	Agent Comments

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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