

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

26 Elizabeth Street, Malvern Vic 3144

Indicative selling price

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

Range between \$4,700,000 & \$5,100,000

Median sale price

Median price \$2,850,000 Property Type House Suburb Malvern

Period - From 31/01/2023 to 30/01/2024 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	33 Ellis Rd GLEN IRIS 3146	\$5,168,000	23/10/2023
2	14 Winter St MALVERN 3144	\$5,125,000	16/09/2023
3	4 Beamsley St MALVERN 3144	\$4,775,000	27/09/2023

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:

31/01/2024 18:22



Rooms: 7
Property Type: House (Res)
Land Size: 658 sqm approx
Agent Comments

Indicative Selling Price
\$4,700,000 - \$5,100,000

Median House Price
31/01/2023 - 30/01/2024: \$2,850,000

Comparable Properties



33 Ellis Rd GLEN IRIS 3146 (REI)

Agent Comments



Price: \$5,168,000
Method: Private Sale
Date: 23/10/2023
Property Type: House
Land Size: 721 sqm approx



14 Winter St MALVERN 3144 (REI/VG)

Agent Comments



Price: \$5,125,000
Method: Auction Sale
Date: 16/09/2023
Property Type: House (Res)
Land Size: 631 sqm approx



4 Beamsley St MALVERN 3144 (REI/VG)

Agent Comments



Price: \$4,775,000
Method: Private Sale
Date: 27/09/2023
Property Type: House (Res)
Land Size: 830 sqm approx