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## 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

**27 Paxton Street, Malvern East**

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$3,000,000

&

\$3,300,000

#### Median sale price

Median price

\$2,277,500

\*House

X

\*Unit

Suburb

Malvern East

Period - From

01/10/2023

to

31/12/2023

Source

RP Data

#### Address of Comparable property

#### Price

#### Date of sale

18 Albert Street, MALVERN EAST	\$3,310,000	11/12/2023
9 Hughes Street, MALVERN EAST	\$3,040,000	2/3/2024
91 Brunel Street, MALVERN EAST	\$3,350,000	14/2/2024

This Statement of Information was prepared on: 15/04/2024



