

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 3/11 Hedgeley Avenue, Malvern East Vic 3145

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,203,500 Property Type Townhouse Suburb Malvern East

Period - From 28/02/2023 to 27/02/2024 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	6/114 Burke Rd MALVERN EAST 3145	\$1,550,000	24/02/2024
2	5/406 Wattletree Rd MALVERN EAST 3145	\$1,515,000	18/11/2023
3	1/1715-1719 Malvern Rd GLEN IRIS 3146	\$1,455,000	16/09/2023

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: 28/02/2024 13:10

3/11 Hedgeley Avenue, Malvern East Vic 3145



Steve Burke
03 9818 1888
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Indicative Selling Price

\$1,400,000 - \$1,500,000

Median Townhouse Price

28/02/2023 - 27/02/2024: \$1,203,500



3 2 2

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



6/114 Burke Rd MALVERN EAST 3145 (REI)

Agent Comments

2 2 2

Price: \$1,550,000

Method: Auction Sale

Date: 24/02/2024

Property Type: Apartment



5/406 Wattleree Rd MALVERN EAST 3145
(REI/VG)

Agent Comments

3 2 2

Price: \$1,515,000

Method: Auction Sale

Date: 18/11/2023

Property Type: Townhouse (Res)

Land Size: 243 sqm approx



1/1715-1719 Malvern Rd GLEN IRIS 3146 (REI)

Agent Comments

3 2 2

Price: \$1,455,000

Method: Auction Sale

Date: 16/09/2023

Property Type: Townhouse (Res)

Account - Belle Property Glen Iris | P: 03 98181888



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