

# 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

4 Arcadia Avenue, Malvern East VIC 3145

### Indicative selling price

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

Range between

\$1,180,000

&

\$1,280,000

### Median sale price

Median price

\$2,000,000

Property Type

House

Suburb

Malvern East

Period - From

30/11/2024

to

29/05/2025

Source

core\_logic

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1542 Dandenong Road Oakleigh VIC 3166	\$1,255,000	06/12/2024
51 Drummond Street Chadstone VIC 3148	\$1,200,000	09/01/2025
19 Regent Street Oakleigh VIC 3166	\$1,200,000	22/02/2025

This Statement of Information was prepared on:

30/05/2025