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 Ferncroft Avenue, Malvern East Vic 3145

Indicative selling price

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

Range between	\$3,300,000	&	\$3,500,000
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Median sale price

Median price	\$2,004,000	Pro	perty Type	House		Suburb	Malvern East
Period - From	01/04/2024	to	31/03/2025		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

Add	dress of comparable property	Price	Date of sale
1	25 Manning Rd MALVERN EAST 3145	\$3,650,000	07/04/2025
2	93 Brunel St MALVERN EAST 3145	\$3,450,000	02/04/2025
3	123 Stanhope St MALVERN 3144	\$3,625,000	26/11/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	06/05/2025 11:07













Property Type: House (Res)

Agent Comments

Indicative Selling Price \$3,300,000 - \$3,500,000 Median House Price Year ending March 2025: \$2,004,000

Comparable Properties



25 Manning Rd MALVERN EAST 3145 (VG)

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Price: \$3,650,000 **Method:** Sale **Date:** 07/04/2025

Property Type: House (Res) **Land Size:** 725 sqm approx

Agent Comments



93 Brunel St MALVERN EAST 3145 (REI)

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Date: 02/04/2025







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Price: \$3,450,000 Method: Private Sale

Property Type: House (Res)

Agent Comments



123 Stanhope St MALVERN 3144 (VG)

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Agent Comments

Price: \$3,625,000 Method: Sale Date: 26/11/2024

Property Type: House (Res) **Land Size:** 745 sqm approx

Account - Jellis Craig | P: 03 9864 5000





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