

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

41 Castlebar Road, Malvern East VIC 3145

Indicative selling price

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

Range between

\$1,350,000

&

\$1,450,000

Median sale price

Median price

\$2,170,000

Property Type

House

Suburb

Malvern East

Period - From

26/09/2025

to

24/03/2026

Source

Cotality™

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
41 Argyll Street Malvern East VIC 3145	\$1,480,000	06/03/2026
42 Batesford Road Malvern East VIC 3145	\$1,300,000	28/02/2026
24 Batesford Road Malvern East VIC 3145	\$1,250,000	08/11/2025

This Statement of Information was prepared on:

26/03/2026