Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 47 Brunel Street, Malvern East Vic 3145

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betwee	n \$2,600,000		&		\$2,750,0	00		
Median sale price								
Median price	\$2,004,000	Pro	operty Type	Hou	se		Suburb	Malvern East
Period - From	01/04/2024	to	31/03/2025		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	9 Fountaine Av MALVERN EAST 3145	\$2,720,000	29/03/2025
2	33 Belgrave Rd MALVERN EAST 3145	\$2,650,000	22/02/2025
3	69 Brunel St MALVERN EAST 3145	\$2,600,000	10/12/2024

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:

28/04/2025 08:59









Property Type: House Agent Comments

Indicative Selling Price \$2,600,000 - \$2,750,000 Median House Price Year ending March 2025: \$2,004,000

Comparable Properties

IKA II III.	9 Fountaine Av MALVERN EAST 3145 (REI) 4 2 2 2 Price: \$2,720,000 Method: Auction Sale Date: 29/03/2025 Property Type: House (Res)	Agent Comments
	33 Belgrave Rd MALVERN EAST 3145 (REI) 4 2 2 Price: \$2,650,000 Method: Auction Sale Date: 22/02/2025 Property Type: House (Res) Land Size: 724 sqm approx	Agent Comments
	69 Brunel St MALVERN EAST 3145 (REI/VG) → 3 → → → → → - Price: \$2,600,000 Method: Private Sale Date: 10/12/2024 Property Type: Land Land Size: 627 sqm approx	Agent Comments

Account - Jellis Craig | P: 03 9864 5000



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