

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

47 Brunel Street, Malvern East Vic 3145

Indicative selling price

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

Range between \$2,600,000

&

\$2,750,000

Median sale price

Median price \$2,004,000

Property 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	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



4 2 2

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



9 Fountaine Av MALVERN EAST 3145 (REI)

Agent Comments

4 2 2

Price: \$2,720,000
Method: Auction Sale
Date: 29/03/2025
Property Type: House (Res)



33 Belgrave Rd MALVERN EAST 3145 (REI)

Agent Comments

4 2 2

Price: \$2,650,000
Method: Auction Sale
Date: 22/02/2025
Property Type: House (Res)
Land Size: 724 sqm approx



69 Brunel St MALVERN EAST 3145 (REI/VG)

Agent Comments

3 - -

Price: \$2,600,000
Method: Private Sale
Date: 10/12/2024
Property Type: Land
Land Size: 627 sqm approx