

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 58 Coppin Street, Malvern East Vic 3145

Indicative selling price

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

Range between \$3,500,000 & \$3,750,000

Median sale price

Median price \$2,092,500 Property Type House Suburb Malvern East

Period - From 01/04/2023 to 31/03/2024 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	32 Claremont Av MALVERN 3144	\$4,080,000	02/03/2024
2	9 Ewart St MALVERN 3144	\$3,475,000	16/03/2024
3	188 Finch St GLEN IRIS 3146	\$3,450,000	04/11/2023

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: 22/04/2024 10:41

58 Coppin Street, Malvern East Vic 3145



 4  2  2

Rooms: 8
Property Type: House
Land Size: 692 sqm approx
Agent Comments

Indicative Selling Price
\$3,500,000 - \$3,750,000
Median House Price
Year ending March 2024: \$2,092,500

Comparable Properties



32 Claremont Av MALVERN 3144 (REI)

Agent Comments

 5  2  2

Price: \$4,080,000
Method: Auction Sale
Date: 02/03/2024
Property Type: House (Res)
Land Size: 533 sqm approx



9 Ewart St MALVERN 3144 (REI)

Agent Comments

 4  2  1

Price: \$3,475,000
Method: Auction Sale
Date: 16/03/2024
Property Type: House (Res)



188 Finch St GLEN IRIS 3146 (REI/VG)

Agent Comments

 4  2  2

Price: \$3,450,000
Method: Sold Before Auction
Date: 04/11/2023
Property Type: House (Res)
Land Size: 650 sqm approx

Account - Kay & Burton | P: 03 9820 1111 | F: 03 9820 0371



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