

# 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 6/4 Paxton Street, Malvern East Vic 3145

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,250,000 & \$1,375,000

### Median sale price

Median price \$2,050,000 Property Type House Suburb Malvern East

Period - From 01/01/2024 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	1/40 Brunel St MALVERN EAST 3145	\$1,549,000	06/03/2024
2	2/66 Burke Rd MALVERN EAST 3145	\$1,500,000	07/03/2024
3	5/16 Dundonald Av MALVERN EAST 3145	\$1,326,000	20/03/2024

**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: 15/05/2024 10:24

6/4 Paxton Street, Malvern East Vic 3145



3 2 2

Property Type: Villa  
Agent Comments

**Indicative Selling Price**  
\$1,250,000 - \$1,375,000  
**Median House Price**  
March quarter 2024: \$2,050,000

## Comparable Properties



1/40 Brunel St MALVERN EAST 3145 (REI)

Agent Comments

3 1 2

**Price:** \$1,549,000  
**Method:** Private Sale  
**Date:** 06/03/2024  
**Property Type:** House (Res)  
**Land Size:** 295 sqm approx



2/66 Burke Rd MALVERN EAST 3145 (REI)

Agent Comments

3 2 2

**Price:** \$1,500,000  
**Method:** Private Sale  
**Date:** 07/03/2024  
**Property Type:** House



5/16 Dundonald Av MALVERN EAST 3145 (REI/VG)

Agent Comments

3 1 2

**Price:** \$1,326,000  
**Method:** Private Sale  
**Date:** 20/03/2024  
**Property Type:** Unit

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



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