

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 Paul Street, Malvern East Vic 3145

Indicative selling price

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

Range between \$1,800,000

&

\$1,980,000

Median sale price

Median price \$2,052,500

Property Type House

Suburb Malvern East

Period - From 01/07/2025

to

30/06/2026

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	e/72 Serrell St MALVERN EAST 3145	\$1,885,000	08/07/2026
2	43a Nicholas St ASHBURTON 3147	\$1,950,000	26/08/2026
3	84a Paxton St MALVERN EAST 3145	\$2,070,000	27/05/2026

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:

28/09/2026 12:21



Property Type:
Agent Comments

Indicative Selling Price
\$1,800,000 - \$1,980,000
Median House Price
Year ending June 2026: \$2,052,500

Comparable Properties

e/72 Serrell St MALVERN EAST 3145 (REI) Agent Comments



Price: \$1,885,000
Method:
Date: 08/07/2026
Property Type: House



43a Nicholas St ASHBURTON 3147 (REI) Agent Comments



Price: \$1,950,000
Method: Private Sale
Date: 26/08/2026
Property Type: House (Res)
Land Size: 358 sqm approx

84a Paxton St MALVERN EAST 3145 (REI) Agent Comments



Price: \$2,070,000
Method: Private Sale
Date: 27/05/2026
Property Type: House
Land Size: 392 sqm approx