

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

68 Claremont Avenue, Malvern Vic 3144

Indicative selling price

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

Range between \$3,750,000

&

\$4,100,000

Median sale price

Median price \$2,765,500

Property Type House

Suburb Malvern

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	50 Llaneast St ARMADALE 3143	\$3,920,000	14/03/2026
2	1 Davies St MALVERN EAST 3145	\$3,950,000	28/04/2026
3	6 Jordan St MALVERN 3144	\$4,000,000	19/05/2026

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:

09/09/2026 13:05

68 Claremont Avenue, Malvern Vic 3144



Andrew James
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Indicative Selling Price

\$3,750,000 - \$4,100,000

Median House Price

Year ending June 2026: \$2,765,500



5 2 1

Property Type: House

Agent Comments

Comparable Properties



50 Llaneast St ARMADALE 3143 (REI/VG)

Agent Comments

4 2 2

Price: \$3,920,000

Method: Auction Sale

Date: 14/03/2026

Property Type: House (Res)

Land Size: 691 sqm approx



1 Davies St MALVERN EAST 3145 (REI/VG)

Agent Comments

4 2 2

Price: \$3,950,000

Method: Sold Before Auction

Date: 28/04/2026

Property Type: House (Res)

Land Size: 632 sqm approx



6 Jordan St MALVERN 3144 (REI)

Agent Comments

4 3 2

Price: \$4,000,000

Method: Auction Sale

Date: 19/05/2026

Property Type: House (Res)

Land Size: 512 sqm approx

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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