

# 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

81 Talbot Crescent, Malvern Vic 3144

### Indicative selling price

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

Range between \$1,700,000

&

\$1,800,000

### Median sale price

Median price \$2,850,000

Property Type House

Suburb Malvern

Period - From 01/10/2022

to 30/09/2023

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	43 Jordan St MALVERN 3144	\$1,880,000	26/10/2023
2	59a Jordan St MALVERN 3144	\$1,790,000	05/08/2023
3	13 Young St GLEN IRIS 3146	\$1,725,000	06/07/2023

**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:

08/11/2023 15:11



3   
 1   
 3

**Property Type:** Townhouse

Agent Comments

**Indicative Selling Price**

\$1,700,000 - \$1,800,000

**Median House Price**

Year ending September 2023: \$2,850,000

## Comparable Properties



**43 Jordan St MALVERN 3144 (REI)**

Agent Comments

2   
 1   
 1

**Price:** \$1,880,000

**Method:** Sold Before Auction

**Date:** 26/10/2023

**Property Type:** House (Res)

**Land Size:** 320 sqm approx



**59a Jordan St MALVERN 3144 (REI)**

Agent Comments

3   
 2   
 3

**Price:** \$1,790,000

**Method:** Auction Sale

**Date:** 05/08/2023

**Property Type:** Townhouse (Res)



**13 Young St GLEN IRIS 3146 (VG)**

Agent Comments

3   
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**Price:** \$1,725,000

**Method:** Sale

**Date:** 06/07/2023

**Property Type:** House - Attached House N.E.C.

**Land Size:** 339 sqm approx

Account - Jellis Craig | P: 03 9864 5000