Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

	14b Chaucer Avenue, Malvern East Vic 3145
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,600,000	&	\$1,700,000
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Median sale price

Median price	\$1,250,000	Pro	perty Type To	ownhouse		Suburb	Malvern East
Period - From	30/07/2024	to	29/07/2025	S	ource	Property	/ Data

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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	12a Ferncroft Av MALVERN EAST 3145	\$1,720,000	17/06/2025
2	1/79 Finch St MALVERN EAST 3145	\$1,652,000	16/05/2025
3			

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:	30/07/2025 16:17



Date of sale



Christopher Cain 9805 2900 0419 140 765 chris@jacain.com.au

Indicative Selling Price \$1,600,000 - \$1,700,000 **Median Townhouse Price** 30/07/2024 - 29/07/2025: \$1,250,000



Property Type: Townhouse

Agent Comments

Comparable Properties



12a Ferncroft Av MALVERN EAST 3145 (REI)

Agent Comments

Price: \$1,720,000 Method: Private Sale Date: 17/06/2025 **Property Type:** House



1/79 Finch St MALVERN EAST 3145 (REI)

3

Method: Expression of Interest

Price: \$1,652,000 Date: 16/05/2025

Property Type: House (Res) Land Size: 327 sqm approx Agent Comments

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.

Account - J A Cain | P: 03 9805 2900 | F: 03 9805 2999





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