

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

14b Chaucer Avenue, Malvern East Vic 3145

Indicative selling price

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

Range between \$1,600,000

&

\$1,700,000

Median sale price

Median price \$1,250,000

Property Type Townhouse

Suburb Malvern East

Period - From 30/07/2024

to

29/07/2025

Source

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 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	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

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



3 2 2

Property Type: Townhouse
Agent Comments

Comparable Properties



12a Ferncroft Av MALVERN EAST 3145 (REI)

Agent Comments

3 2 2

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



1/79 Finch St MALVERN EAST 3145 (REI)

Agent Comments

3 2 3

Price: \$1,652,000
Method: Expression of Interest
Date: 16/05/2025
Property Type: House (Res)
Land Size: 327 sqm approx

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.