

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

4 Thomas Street, Malvern East Vic 3145

Indicative selling price

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

Single price

\$1,480,000

Median sale price

Median price

\$1,780,000

Property Type

House

Suburb

Malvern East

Period - From

01/04/2023

to

30/06/2023

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	66 Manning Rd MALVERN EAST 3145	\$1,470,000	29/07/2023
2	18 Ellison St MALVERN EAST 3145	\$1,465,000	23/06/2023
3	8 Eucalypt Av MALVERN EAST 3145	\$1,400,000	15/07/2023

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:

03/09/2023 09:50



3 1 2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,480,000

Median House Price

June quarter 2023: \$1,780,000

Comparable Properties



66 Manning Rd MALVERN EAST 3145 (REI)

Agent Comments

3 1 -

Price: \$1,470,000

Method: Auction Sale

Date: 29/07/2023

Property Type: House (Res)



18 Ellison St MALVERN EAST 3145 (REI/VG)

Agent Comments

3 2 2

Price: \$1,465,000

Method: Private Sale

Date: 23/06/2023

Property Type: House

Land Size: 339 sqm approx



8 Eucalypt Av MALVERN EAST 3145 (REI)

Agent Comments

3 2 2

Price: \$1,400,000

Method: Private Sale

Date: 15/07/2023

Property Type: Townhouse (Res)

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