Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the E*state Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	1/1 CHILCOTE AVENUE, MALVERN, VIC 3144

Indicative selling price

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

Price Range:	$2,000,000 to $2,150,000

Median sale price

Median price	$1,950,000	Property type	House	Suburb	MALVERN
Period	01 October 2025 to 31 December 2025	Source	pricefinder		

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
2/589A TOORAK RD, TOORAK, VIC 3142	$1,930,000	20/10/2025
4A LYSTERVILLE AVE, MALVERN, VIC 3144	$1,950,000	16/10/2025
1/22 MERCER RD, ARMADALE, VIC 3143	$2,210,000	11/10/2025

This Statement of Information was prepared on: 12/01/2026