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	7 Banksia Way, Malvern Vic 3144

Indicative selling price

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

Range between $1,350,000 & $1,450,000

Median sale price

Median price $2,580,000 Property Type House Suburb Malvern

Period - From 01/07/2025 to 30/09/2025 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	1c Belmont Av GLEN IRIS 3146	$1,402,500	23/08/2025
2	2a Osborne Av GLEN IRIS 3146	$1,410,000	17/05/2025
3	18 Norfolk Pl MALVERN 3144	$1,450,000	10/07/2025

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: 01/11/2025 07:43

7 Banksia Way, Malvern Vic 3144

JellisCraig



4 3 1

Property Type: Townhouse

Agent Comments

Nick Roper
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Indicative Selling Price
$1,350,000 - $1,450,000
Median House Price
September quarter 2025: $2,580,000

Comparable Properties



1c Belmont Av GLEN IRIS 3146 (REI/VG)

3 2 2

Price: $1,402,500
Method: Auction Sale
Date: 23/08/2025
Property Type: Townhouse (Res)
Land Size: 167 sqm approx

Agent Comments



2a Osborne Av GLEN IRIS 3146 (REI/VG)

3 2 2

Price: $1,410,000
Method: Auction Sale
Date: 17/05/2025
Property Type: House (Res)
Land Size: 183 sqm approx

Agent Comments



18 Norfolk Pl MALVERN 3144 (REI/VG)

3 2 2

Price: $1,450,000
Method: Private Sale
Date: 10/07/2025
Property Type: Townhouse (Single)

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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