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	30 Shaftesbury Avenue, Malvern Vic 3144

Indicative selling price

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

Range between $3,900,000 & $4,000,000

Median sale price

Median price $2,690,000 Property Type House Suburb Malvern

Period - From 01/01/2025 to 31/12/2025 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	107 Stanhope St MALVERN 3144	$4,350,000	28/10/2025
2	47 Erica Av GLEN IRIS 3146	$4,250,000	16/09/2025
3	14 Aintree Rd GLEN IRIS 3146	$4,332,000	13/09/2025

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: 02/03/2026 16:15

30 Shaftesbury Avenue, Malvern Vic 3144

JellisCraig



4 3 3

Property Type: House

Agent Comments

Indicative Selling Price
$3,900,000 - $4,000,000
Median House Price
Year ending December 2025: $2,690,000

Comparable Properties



107 Stanhope St MALVERN 3144 (REI/VG)

4 2 4

Price: $4,350,000
Method: Auction Sale
Date: 28/10/2025
Property Type: House (Res)
Land Size: 557 sqm approx

Agent Comments



47 Erica Av GLEN IRIS 3146 (REI/VG)

5 4 4

Price: $4,250,000
Method: Private Sale
Date: 16/09/2025
Property Type: House (Res)
Land Size: 632 sqm approx

Agent Comments



14 Aintree Rd GLEN IRIS 3146 (REI/VG)

4 3 3

Price: $4,332,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)
Land Size: 498 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

REIV THE DIFFERENCE | propertydata.com.au

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