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	13 Forster Avenue, Malvern East Vic 3145

Indicative selling price

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

Range between $2,400,000 & $2,600,000

Median sale price

Median price $2,220,000 Property Type House Suburb Malvern East

Period - From 19/03/2025 to 18/03/2026 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	41 Nirvana Av MALVERN EAST 3145	$2,514,000	29/11/2025
2	37 Macgregor St MALVERN EAST 3145	$2,575,000	28/11/2025
3	145 Manning Rd MALVERN EAST 3145	$2,625,000	23/10/2025

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: 19/03/2026 16:53

13 Forster Avenue, Malvern East Vic 3145



5 3 2

Property Type: House (Res)
Land Size: 736 sqm approx

Agent Comments

Indicative Selling Price
$2,400,000 - $2,600,000
Median House Price
19/03/2025 - 18/03/2026: $2,220,000

Comparable Properties



41 Nirvana Av MALVERN EAST 3145 (REI/VG)

4 2 2

Price: $2,514,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House (Res)
Land Size: 655 sqm approx

Agent Comments



37 Macgregor St MALVERN EAST 3145 (VG)

6 - -

Price: $2,575,000
Method: Sale
Date: 28/11/2025
Property Type: House (Res)
Land Size: 697 sqm approx

Agent Comments

145 Manning Rd MALVERN EAST 3145 (REI/VG)

4 - 2

Price: $2,625,000
Method: Private Sale
Date: 23/10/2025
Property Type: House (Res)
Land Size: 611 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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