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	10/50 Grant Street, Malvern East Vic 3145

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 $605,000 Property Type Unit Suburb Malvern East

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	2/1 St Vincent St CAULFIELD EAST 3145	$1,420,000	20/09/2025
2	2/169 Glen Iris Rd GLEN IRIS 3146	$1,350,000	03/09/2025
3	3/66 Fisher St MALVERN EAST 3145	$1,350,000	12/08/2025

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: 03/02/2026 07:14

10/50 Grant Street, Malvern East Vic 3145

JellisCraig



3 1 2

Property Type: Unit

Agent Comments

Indicative Selling Price
$1,350,000 - $1,450,000
Median Unit Price
Year ending December 2025: $605,000

Comparable Properties



2/1 St Vincent St CAULFIELD EAST 3145 (REI/VG)

3 2 2

Price: $1,420,000
Method: Auction Sale
Date: 20/09/2025
Property Type: Townhouse (Res)

Agent Comments



2/169 Glen Iris Rd GLEN IRIS 3146 (REI)

2 1 2

Price: $1,350,000
Method: Private Sale
Date: 03/09/2025
Property Type: Townhouse (Res)

Agent Comments



3/66 Fisher St MALVERN EAST 3145 (VG)

3 - -

Price: $1,350,000
Method: Sale
Date: 12/08/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

REIV THE DIFFERENCE

propertydata .com.au

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