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	32 Somers Avenue, Malvern Vic 3144

Indicative selling price

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

Range between $1,800,000 & $1,980,000

Median sale price

Median price $2,700,000 Property Type House Suburb Malvern

Period - From 03/02/2025 to 02/02/2026 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	249a Tooronga Rd GLEN IRIS 3146	$1,950,000	20/09/2025
2	92 Sutherland Rd ARMADALE 3143	$1,800,000	08/09/2025
3	71 Huntingtower Rd ARMADALE 3143	$2,100,000	03/09/2025

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: 03/02/2026 15:50

32 Somers Avenue, Malvern Vic 3144

JellisCraig



3 1 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,800,000 - $1,980,000
Median House Price
03/02/2025 - 02/02/2026: $2,700,000

Comparable Properties



249a Tooronga Rd GLEN IRIS 3146 (REI/VG)

4 2 2

Price: $1,950,000
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 422 sqm approx

Agent Comments



92 Sutherland Rd ARMADALE 3143 (VG)

2 - -

Price: $1,800,000
Method: Sale
Date: 08/09/2025
Property Type: House - Attached House N.E.C.
Land Size: 224 sqm approx

Agent Comments



71 Huntingtower Rd ARMADALE 3143 (REI/VG)

4 2 4

Price: $2,100,000
Method: Private Sale
Date: 03/09/2025
Property Type: House (Res)

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

REIV THE DIFFERENCE

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