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	50 Castlebar Road, Malvern East VIC 3145

Indicative selling price

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

Range between $1,600,000 & $1,760,000

Median sale price

Median price $1,612,500 Property Type House Suburb Malvern East

Period - From 02/09/2025 to 01/03/2026 Source Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
57 Argyll Street Malvern East	$1,740,000	06/12/2025
4 Lang Court Malvern East	$1,705,000	29/11/2025
35 Bruce Street Malvern East	$1,880,000	15/11/2025

This Statement of Information was prepared on: 02/03/2026