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	2 Forster Avenue, Malvern East Vic 3145

Indicative selling price

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

Range between $1,700,000 & $1,870,000

Median sale price

Median price $2,130,000 Property Type House 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	18 Berrima Av MALVERN EAST 3145	$1,870,000	06/12/2025
2	57 Argyll St MALVERN EAST 3145	$1,740,000	06/12/2025
3	35 Bruce St MALVERN EAST 3145	$1,880,000	15/11/2025

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: 25/02/2026 15:26

2 Forster Avenue, Malvern East Vic 3145

JellisCraig



3 1 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,700,000 - $1,870,000
Median House Price
Year ending December 2025: $2,130,000

Comparable Properties



18 Berrima Av MALVERN EAST 3145 (REI)

5 2 2

Price: $1,870,000
Method: Auction Sale
Date: 06/12/2025
Property Type: House (Res)
Land Size: 697 sqm approx

Agent Comments



57 Argyll St MALVERN EAST 3145 (REI)

4 1 2

Price: $1,740,000
Method: Auction Sale
Date: 06/12/2025
Property Type: House (Res)
Land Size: 739 sqm approx

Agent Comments



35 Bruce St MALVERN EAST 3145 (REI/VG)

4 2 3

Price: $1,880,000
Method: Auction Sale
Date: 15/11/2025
Property Type: House (Res)
Land Size: 557 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

REIV THE DIFFERENCE

propertydata .com.au

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