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	61 Coppin Street, Malvern East Vic 3145

Indicative selling price

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

Range between $3,500,000 & $3,700,000

Median sale price

Median price $2,200,000 Property Type House Suburb Malvern East

Period - From 01/10/2025 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	19 Kerferd St MALVERN EAST 3145	$3,850,000	21/02/2026
2	54 Maitland St GLEN IRIS 3146	$3,550,000	13/11/2025
3	15 Ash Gr MALVERN EAST 3145	$3,463,000	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: 04/03/2026 13:09

61 Coppin Street, Malvern East Vic 3145

JellisCraig



4 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$3,500,000 - $3,700,000
Median House Price
December quarter 2025: $2,200,000

Comparable Properties



19 Kerferd St MALVERN EAST 3145 (REI)

3 2 4

Price: $3,850,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 840 sqm approx

Agent Comments



54 Maitland St GLEN IRIS 3146 (REI/VG)

4 2 1

Price: $3,550,000
Method: Sold Before Auction
Date: 13/11/2025
Property Type: House (Res)
Land Size: 543 sqm approx

Agent Comments



15 Ash Gr MALVERN EAST 3145 (REI/VG)

4 2 2

Price: $3,463,000
Method: Auction Sale
Date: 23/10/2025
Property Type: House (Res)
Land Size: 720 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

REIV THE DIFFERENCE

propertydata .com.au

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