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	53 Paxton Street, Malvern East Vic 3145

Indicative selling price

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

Single price $2,790,000

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	8 Belmont Av GLEN IRIS 3146	$2,920,000	28/10/2025
2	10 Victoria Rd MALVERN 3144	$2,700,000	24/10/2025
3			

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: 31/03/2026 09:50

53 Paxton Street, Malvern East Vic 3145



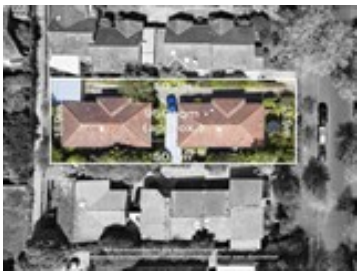
4 2 2

Property Type: House (Res)
Land Size: 780 sqm approx

Agent Comments

Indicative Selling Price
$2,790,000
Median House Price
December quarter 2025: $2,200,000

Comparable Properties



8 Belmont Av GLEN IRIS 3146 (REI/VG)

6 4 4

Price: $2,920,000
Method: Private Sale
Date: 28/10/2025
Property Type: House (Res)
Land Size: 950 sqm approx

Agent Comments



10 Victoria Rd MALVERN 3144 (VG)

3 - -

Price: $2,700,000
Method: Sale
Date: 24/10/2025
Property Type: House (Res)
Land Size: 511 sqm approx

Agent Comments

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.

Account - Marshall White | P: 03 9822 9999

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