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	2/50 Paxton Street, Malvern East VIC 3145

Indicative selling price

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

Range between $680,000 & $730,000

Median sale price

Median price $605,000 Property Type Unit Suburb Malvern East

Period - From 24/09/2025 to 23/03/2026 Source pdol

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
1/22 Fisher St, Malvern East Vic	$660,000	14/01/2026
4/95 Paxton St, Malvern East Vic	$685,000	10/12/2025
5/6 Langville Ct, Malvern East Vic	$710,000	29/11/2025

This Statement of Information was prepared on: 24/03/2026