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	44 Milton Parade, Malvern Vic 3144

Indicative selling price

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

Range between $1,160,000 & $1,275,000

Median sale price

Median price $2,690,000 Property Type House Suburb Malvern

Period - From 01/04/2025 to 31/03/2026 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	849 Toorak Rd HAWTHORN EAST 3123	$1,170,000	30/11/2025
2	657 Burke Rd CAMBERWELL 3124	$1,200,000	15/11/2025
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: 06/05/2026 14:44

44 Milton Parade, Malvern Vic 3144

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2 1 1

Property Type: House
Land Size: 282 sqm approx

Agent Comments

Indicative Selling Price
$1,160,000 - $1,275,000
Median House Price
Year ending March 2026: $2,690,000

Comparable Properties



849 Toorak Rd HAWTHORN EAST 3123 (REI/VG)

2 1 3

Price: $1,170,000
Method: Auction Sale
Date: 30/11/2025
Property Type: House (Res)
Land Size: 274 sqm approx

Agent Comments



657 Burke Rd CAMBERWELL 3124 (REI/VG)

2 1 2

Price: $1,200,000
Method: Auction Sale
Date: 15/11/2025
Property Type: House (Res)
Land Size: 300 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.

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