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	4/18 Tennyson Street, Malvern East Vic 3145

Indicative selling price

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

Single price $875,000

Median sale price

Median price $700,000 Property Type Unit Suburb Malvern East

Period - From 01/01/2026 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	2/202 Neerim Rd CARNEGIE 3163	$891,000	23/05/2026
2	6/4-6 Karana Pl GLEN IRIS 3146	$950,000	14/05/2026
3	8/29 Grant St MALVERN EAST 3145	$900,000	28/02/2026

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: 27/05/2026 10:36

4/18 Tennyson Street, Malvern East Vic 3145

JellisCraig

Ed Rafter
03 9810 5000
0432 217 085
EdRafter@jelliscraig.com.au

Indicative Selling Price
$875,000
Median Unit Price
March quarter 2026: $700,000



3 1 1

Property Type: Villa

Agent Comments

Comparable Properties



2/202 Neerim Rd CARNEGIE 3163 (REI)

2 1 1

Price: $891,000
Method: Auction Sale
Date: 23/05/2026
Property Type: Unit

Agent Comments



6/4-6 Karana Pl GLEN IRIS 3146 (REI)

2 1 1

Price: $950,000
Method: Private Sale
Date: 14/05/2026
Property Type: Villa

Agent Comments



8/29 Grant St MALVERN EAST 3145 (REI/VG)

2 1 1

Price: $900,000
Method: Private Sale
Date: 28/02/2026
Property Type: Villa

Agent Comments

Account - Jellis Craig | P: 03 98098999 | F: 03 98192511

REIV THE DIFFERENCE

propertydata .com.au

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