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	19 Kerferd 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 & $3,850,000

Median sale price

Median price $2,130,000 Property Type House Suburb Malvern East

Period - From 27/01/2025 to 26/01/2026 Source Property Data

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	48 Beaver St MALVERN EAST 3145	$3,850,000	09/09/2025
2	21 Beaver St MALVERN EAST 3145	$3,830,000	23/08/2025
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: 27/01/2026 16:09

19 Kerferd Street, Malvern East Vic 3145



3-4 2 4

Property Type: House
Land Size: 840 sqm approx

Agent Comments

Indicative Selling Price
$3,500,000 - $3,850,000
Median House Price
27/01/2025 - 26/01/2026: $2,130,000

Comparable Properties

48 Beaver St MALVERN EAST 3145 (VG)

1 - -

Price: $3,850,000
Method: Sale
Date: 09/09/2025
Property Type: House (Res)
Land Size: 658 sqm approx

Agent Comments



21 Beaver St MALVERN EAST 3145 (REI/VG)

4 1 2

Price: $3,830,000
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)
Land Size: 856 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 - RT Edgar | P: 03 9826 1000

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