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	14 Nirvana Avenue, Malvern East Vic 3145

Indicative selling price

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

Single price $1,509,000

Median sale price

Median price $2,052,500 Property Type House Suburb Malvern East

Period - From 01/07/2025 to 30/06/2026 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	1790 Malvern Rd MALVERN EAST 3145	$1,548,000	05/05/2026
2	9 Rob Roy Rd MALVERN EAST 3145	$1,503,000	28/02/2026
3	6 The Rialto MALVERN EAST 3145	$1,590,000	09/01/2026

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: 01/08/2026 13:34

14 Nirvana Avenue, Malvern East Vic 3145



3 2 2

Property Type: House
Land Size: 557 sqm approx

Agent Comments

Indicative Selling Price
$1,509,000
Median House Price
Year ending June 2026: $2,052,500

Comparable Properties



1790 Malvern Rd MALVERN EAST 3145 (REI)

3 2 2

Price: $1,548,000
Method: Private Sale
Date: 05/05/2026
Property Type: House

Agent Comments



9 Rob Roy Rd MALVERN EAST 3145 (REI/VG)

3 2 2

Price: $1,503,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 603 sqm approx

Agent Comments



6 The Rialto MALVERN EAST 3145 (VG)

3 - -

Price: $1,590,000
Method: Sale
Date: 09/01/2026
Property Type: House (Res)
Land Size: 743 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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