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<br>Including suburb and postcode | 12 Abbotsford Avenue, Malvern East Vic 3145 |

## Indicative selling price

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

Single price $2,195,000

## 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 | 27 Rob Roy Rd MALVERN EAST 3145 | $2,160,000 | 18/08/2026 |
| 2 | 42 Gloucester Rd ASHBURTON 3147 | $2,150,000 | 09/05/2026 |
| 3 | 6 Hillard St MALVERN EAST 3145 | $2,235,000 | 22/04/2026 |

**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: 02/09/2026 11:13

# 12 Abbotsford Avenue, Malvern East Vic 3145



4 2 2

**Property Type:** House
**Land Size:** 623 sqm approx

Agent Comments

**Indicative Selling Price**
$2,195,000
**Median House Price**
Year ending June 2026: $2,052,500

## Comparable Properties



**27 Rob Roy Rd MALVERN EAST 3145 (REI)**

4 3 2

**Price:** $2,160,000
**Method:** Private Sale
**Date:** 18/08/2026
**Property Type:** House
**Land Size:** 614 sqm approx

Agent Comments



**42 Gloucester Rd ASHBURTON 3147 (REI)**

4 2 2

**Price:** $2,150,000
**Method:** Auction Sale
**Date:** 09/05/2026
**Property Type:** House (Res)
**Land Size:** 610 sqm approx

Agent Comments



**6 Hillard St MALVERN EAST 3145 (REI)**

4 2 2

**Price:** $2,235,000
**Method:** Private Sale
**Date:** 22/04/2026
**Property Type:** House
**Land Size:** 703 sqm approx

Agent Comments

**Account** - Marshall White | P: 03 9822 9999

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