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	10 Fountaine Avenue, Malvern East Vic 3145

Indicative selling price

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

Single price $1,849,000

Median sale price

Median price $2,075,000 Property Type House Suburb Malvern East

Period - From 17/08/2025 to 16/08/2026 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	55 Fisher St MALVERN EAST 3145	$1,825,000	08/08/2026
2	17 Midlothian St MALVERN EAST 3145	$1,920,000	11/07/2026
3	14 Sycamore St MALVERN EAST 3145	$1,800,000	20/05/2026

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: 17/08/2026 11:45

10 Fountaine Avenue, Malvern East Vic 3145



4 2 2

Property Type: House (Res)
Land Size: 557 sqm approx

Agent Comments

Indicative Selling Price
$1,849,000
Median House Price
17/08/2025 - 16/08/2026: $2,075,000

Comparable Properties

55 Fisher St MALVERN EAST 3145 (REI)

4 2 2

Price: $1,825,000
Method:
Date: 08/08/2026
Property Type: House

Agent Comments



17 Midlothian St MALVERN EAST 3145 (REI)

4 2 2

Price: $1,920,000
Method: Auction Sale
Date: 11/07/2026
Property Type: House (Res)
Land Size: 628 sqm approx

Agent Comments



14 Sycamore St MALVERN EAST 3145 (REI/VG)

4 3 2

Price: $1,800,000
Method: Private Sale
Date: 20/05/2026
Property Type: House
Land Size: 348 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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