Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the E*state Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	3/41 PAXTON STREET, MALVERN EAST, VIC 3145

Indicative selling price

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

Price Range:	$730,000 to $780,000

Median sale price

Median price	$550,000	Property type	Unit	Suburb	MALVERN EAST
Period	01 April 2026 to 30 June 2026	Source	pricefinder		

Comparable property sales

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
6/27 EDGAR ST, GLEN IRIS, VIC 3146	$725,000	30/04/2026
2/64 CAWKWELL ST, MALVERN, VIC 3144	$778,000	28/03/2026
2/5 MAITLAND ST, GLEN IRIS, VIC 3146	$780,000	06/05/2026

This Statement of Information was prepared on: 31/07/2026