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	17 Bent Street, Malvern East Vic 3145

Indicative selling price

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

Range between $1,600,000 & $1,700,000

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	239 Wattletree Rd MALVERN 3144	$1,675,000	21/05/2026
2	6 Wheatland Rd MALVERN 3144	$1,856,000	02/05/2026
3	34 Moama Rd MALVERN EAST 3145	$1,775,000	10/03/2026

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: 21/08/2026 09:43

17 Bent Street, Malvern East Vic 3145



3 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,600,000 - $1,700,000
Median House Price
Year ending June 2026: $2,052,500

Comparable Properties



239 Wattletree Rd MALVERN 3144 (REI)

3 2 -

Price: $1,675,000
Method: Private Sale
Date: 21/05/2026
Property Type: House (Res)

Agent Comments



6 Wheatland Rd MALVERN 3144 (REI/VG)

3 1 -

Price: $1,856,000
Method: Auction Sale
Date: 02/05/2026
Property Type: House
Land Size: 284 sqm approx

Agent Comments



34 Moama Rd MALVERN EAST 3145 (REI/VG)

3 2 2

Price: $1,775,000
Method: Private Sale
Date: 10/03/2026
Property Type: House (Res)
Land Size: 325 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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