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	2B Hedgeley Avenue, Malvern East Vic 3145

Indicative selling price

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

Single price $2,095,000

Median sale price

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

Period - From 05/09/2025 to 04/09/2026 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	14 Stonehaven Av MALVERN EAST 3145	$2,400,000	13/08/2026
2	79 Brunel St MALVERN EAST 3145	$2,260,000	01/07/2026
3	7 Stonehaven Av MALVERN EAST 3145	$2,250,000	21/03/2026

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: 05/09/2026 11:17

2B Hedgeley Avenue, Malvern East Vic 3145



4 2 2

Property Type: House
Land Size: 503 sqm approx

Agent Comments

Indicative Selling Price
$2,095,000
Median House Price
05/09/2025 - 04/09/2026: $2,075,000

Comparable Properties



14 Stonehaven Av MALVERN EAST 3145 (REI)

4 2 2

Price: $2,400,000
Method: Private Sale
Date: 13/08/2026
Property Type: House (Res)

Agent Comments



79 Brunel St MALVERN EAST 3145 (REI/VG)

4 2 2

Price: $2,260,000
Method: Private Sale
Date: 01/07/2026
Property Type: House (Res)
Land Size: 631 sqm approx

Agent Comments



7 Stonehaven Av MALVERN EAST 3145 (REI/VG)

4 2 2

Price: $2,250,000
Method: Auction Sale
Date: 21/03/2026
Property Type: House (Res)
Land Size: 576 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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