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 Burke Road, Malvern East Vic 3145

Indicative selling price

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

Range between $1,900,000 & $2,090,000

Median sale price

Median price $2,090,000 Property Type House Suburb Malvern East

Period - From 20/08/2023 to 19/08/2024 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	756 Inkerman Rd CAULFIELD NORTH 3161	$2,060,000	05/05/2024
2	1837 Malvern Rd GLEN IRIS 3146	$2,015,000	04/05/2024
3	35 Glendearg Gr MALVERN 3144	$2,025,000	24/04/2024

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: 20/08/2024 17:10

17 Burke Road, Malvern East Vic 3145



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Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments

Indicative Selling Price
$1,900,000 - $2,090,000
Median House Price
20/08/2023 - 19/08/2024: $2,090,000

Comparable Properties



756 Inkerman Rd CAULFIELD NORTH 3161 (REI/VG)

4 2 2

Price: $2,060,000
Method: Auction Sale
Date: 05/05/2024
Property Type: House (Res)
Land Size: 422 sqm approx

Agent Comments



1837 Malvern Rd GLEN IRIS 3146 (REI/VG)

4 2 2

Price: $2,015,000
Method: Auction Sale
Date: 04/05/2024
Property Type: House (Res)
Land Size: 613 sqm approx

Agent Comments



35 Glendearg Gr MALVERN 3144 (VG)

4 - -

Price: $2,025,000
Method: Sale
Date: 24/04/2024
Property Type: House (Res)
Land Size: 568 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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