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	37 Somers Avenue, Malvern Vic 3144

Indicative selling price

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

Range between $6,500,000 & $7,150,000

Median sale price

Median price $2,850,000 Property Type House Suburb Malvern

Period - From 05/02/2023 to 04/02/2024 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	16 Seymour Av ARMADALE 3143	$6,900,000	01/11/2023
2	15 Spring Rd MALVERN 3144	$6,870,000	03/11/2023
3	113 Kooyong Rd ARMADALE 3143	$6,800,000	28/09/2023

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: 05/02/2024 09:56

37 Somers Avenue, Malvern Vic 3144



5 2 2

Property Type: House (Res)
Land Size: 721 sqm approx

Agent Comments

Indicative Selling Price
$6,500,000 - $7,150,000
Median House Price
05/02/2023 - 04/02/2024: $2,850,000

Comparable Properties



16 Seymour Av ARMADALE 3143 (REI)

5 5 1

Price: $6,900,000
Method: Private Sale
Date: 01/11/2023
Property Type: House (Res)
Land Size: 519 sqm approx

Agent Comments



15 Spring Rd MALVERN 3144 (REI)

4 4 6

Price: $6,870,000
Method: Private Sale
Date: 03/11/2023
Property Type: Townhouse (Res)

Agent Comments



113 Kooyong Rd ARMADALE 3143 (REI)

5 2 2

Price: $6,800,000
Method: Private Sale
Date: 28/09/2023
Property Type: House (Res)
Land Size: 915 sqm approx

Agent Comments

Account - RT Edgar | P: 03 9826 1000

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