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	39 Clynden Avenue, Malvern East Vic 3145

Indicative selling price

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

Range between $1,400,000 & $1,500,000

Median sale price

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

Period - From 06/08/2023 to 05/08/2024 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	3/1847 Malvern Rd MALVERN EAST 3145	$1,500,000	24/06/2024
2	2 Kilmuir Rd MALVERN EAST 3145	$1,400,000	18/05/2024
3	1/2015 Malvern Rd MALVERN EAST 3145	$1,450,001	20/04/2024

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: 06/08/2024 17:53

39 Clynden Avenue, Malvern East Vic 3145



3 2 2

Property Type: House
Land Size: 334 sqm approx

Agent Comments

Indicative Selling Price
$1,400,000 - $1,500,000
Median House Price
06/08/2023 - 05/08/2024: $2,090,000

Comparable Properties



3/1847 Malvern Rd MALVERN EAST 3145 (REI)

3 2 2

Price: $1,500,000
Method: Private Sale
Date: 24/06/2024
Property Type: House

Agent Comments

Land area: 210 m



2 Kilmuir Rd MALVERN EAST 3145 (REI/VG)

3 2 1

Price: $1,400,000
Method: Auction Sale
Date: 18/05/2024
Property Type: House (Res)
Land Size: 280 sqm approx

Agent Comments



1/2015 Malvern Rd MALVERN EAST 3145 (REI)

3 2 2

Price: $1,450,001
Method: Sold Before Auction
Date: 20/04/2024
Property Type: House (Res)

Agent Comments

223 m

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511

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