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	23 Epping Street, Malvern East Vic 3145

Indicative selling price

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

Range between $3,800,000 & $4,000,000

Median sale price

Median price $2,089,444 Property Type House Suburb Malvern East

Period - From 01/07/2023 to 30/06/2024 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	49 Jordan St MALVERN 3144	$3,920,000	12/06/2024
2	8 Glendearg Gr MALVERN 3144	$4,000,000	07/06/2024
3	51 Hughes St MALVERN EAST 3145	$3,920,000	15/05/2024

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: 27/08/2024 17:05

23 Epping Street, Malvern East Vic 3145



4 2 2

Rooms: 9
Property Type: House

Agent Comments

Indicative Selling Price
$3,800,000 - $4,000,000
Median House Price
Year ending June 2024: $2,089,444

Comparable Properties



49 Jordan St MALVERN 3144 (REI/VG)

4 2 1

Price: $3,920,000
Method: Sold Before Auction
Date: 12/06/2024
Property Type: House (Res)
Land Size: 503 sqm approx

Agent Comments



8 Glendearg Gr MALVERN 3144 (REI/VG)

4 2 1

Price: $4,000,000
Method: Private Sale
Date: 07/06/2024
Property Type: House
Land Size: 566 sqm approx

Agent Comments



51 Hughes St MALVERN EAST 3145 (VG)

3 - -

Price: $3,920,000
Method: Sale
Date: 15/05/2024
Property Type: House (Res)
Land Size: 622 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

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