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	15 Dixon Street, Malvern Vic 3144

Indicative selling price

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

Range between $1,780,000 & $1,850,000

Median sale price

Median price $2,800,000 Property Type House Suburb Malvern

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	14a Maitland St GLEN IRIS 3146	$1,875,000	11/05/2024
2	10 Grace St MALVERN 3144	$1,735,000	28/02/2024
3	44 Hunter St MALVERN 3144	$1,877,500	24/02/2024

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: 22/08/2024 12:43



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Property Type: House

Agent Comments

Indicative Selling Price
$1,780,000 - $1,850,000
Median House Price
Year ending June 2024: $2,800,000

Comparable Properties



14a Maitland St GLEN IRIS 3146 (REI/VG)

2 1 1

Price: $1,875,000
Method: Auction Sale
Date: 11/05/2024
Property Type: House (Res)
Land Size: 341 sqm approx

Agent Comments



10 Grace St MALVERN 3144 (REI/VG)

3 1 -

Price: $1,735,000
Method: Auction Sale
Date: 28/02/2024
Property Type: House (Res)
Land Size: 265 sqm approx

Agent Comments



44 Hunter St MALVERN 3144 (REI/VG)

3 1 -

Price: $1,877,500
Method: Auction Sale
Date: 24/02/2024
Property Type: House (Res)
Land Size: 355 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

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