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	19 Cawkwell Street, Malvern Vic 3144

Indicative selling price

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

Range between $3,200,000 & $3,500,000

Median sale price

Median price $2,900,000 Property Type House Suburb Malvern

Period - From 01/04/2024 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	23 Winter St MALVERN 3144	$3,300,000	27/04/2024
2	8 Dixon St MALVERN 3144	$3,265,000	23/03/2024
3	4 Hornsby St MALVERN 3144	$3,460,000	16/03/2024

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: 05/08/2024 11:01

19 Cawkwell Street, Malvern Vic 3144



4 3 3

Rooms: 7
Property Type: House
Land Size: 668.874 sqm approx

Agent Comments

Indicative Selling Price
$3,200,000 - $3,500,000
Median House Price
June quarter 2024: $2,900,000

Comparable Properties



23 Winter St MALVERN 3144 (REI/VG)

3 2 2

Price: $3,300,000
Method: Auction Sale
Date: 27/04/2024
Property Type: House (Res)
Land Size: 565 sqm approx

Agent Comments



8 Dixon St MALVERN 3144 (REI)

3 2 4

Price: $3,265,000
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)
Land Size: 701 sqm approx

Agent Comments



4 Hornsby St MALVERN 3144 (REI/VG)

4 2 3

Price: $3,460,000
Method: Auction Sale
Date: 16/03/2024
Property Type: House (Res)
Land Size: 586 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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