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	63 Jordan Street, Malvern Vic 3144

Indicative selling price

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

Range between $2,800,000 & $3,000,000

Median sale price

Median price $3,265,000 Property Type House Suburb Malvern

Period - From 01/01/2024 to 31/03/2024 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	74c Burke Rd MALVERN EAST 3145	$2,801,000	11/05/2024
2	5 Sunhill Rd GLEN IRIS 3146	$3,000,000	09/04/2024
3	19b Wanda Rd CAULFIELD NORTH 3161	$3,100,000	20/03/2024

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: 27/06/2024 14:09

63 Jordan Street, Malvern Vic 3144

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4 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$2,800,000 - $3,000,000
Median House Price
March quarter 2024: $3,265,000

Comparable Properties



74c Burke Rd MALVERN EAST 3145 (REI)

4 3 2

Price: $2,801,000
Method: Auction Sale
Date: 11/05/2024
Property Type: House (Res)
Land Size: 502 sqm approx

Agent Comments



5 Sunhill Rd GLEN IRIS 3146 (REI)

4 3 2

Price: $3,000,000
Method: Sold Before Auction
Date: 09/04/2024
Property Type: House (Res)
Land Size: 332 sqm approx

Agent Comments



19b Wanda Rd CAULFIELD NORTH 3161 (REI/VG)

4 4 2

Price: $3,100,000
Method: Sold Before Auction
Date: 20/03/2024
Property Type: Townhouse (Res)
Land Size: 373 sqm approx

Agent Comments

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