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<br>Including suburb and postcode | 28 Euston Street, Malvern Vic 3144 |

## Indicative selling price

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

Range between $3,000,000 & $3,100,000

## 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 | 41 Mcarthur St MALVERN 3144 | $2,775,000 | 12/08/2024 |
| 2 | 18 Milton Pde MALVERN 3144 | $2,800,000 | 22/06/2024 |
| 3 | 8 Dixon St MALVERN 3144 | $3,265,000 | 23/03/2024 |

**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: 09/09/2024 15:32

# 28 Euston Street, Malvern Vic 3144



4 4 4

**Property Type:** House

Agent Comments

**Indicative Selling Price**
$3,000,000 - $3,100,000
**Median House Price**
June quarter 2024: $2,900,000

## Comparable Properties



**41 Mcarthur St MALVERN 3144 (REI)**

4 2 2

**Price:** $2,775,000
**Method:** Private Sale
**Date:** 12/08/2024
**Property Type:** House
**Land Size:** 558 sqm approx

Agent Comments



**18 Milton Pde MALVERN 3144 (REI)**

5 2 3

**Price:** $2,800,000
**Method:** Auction Sale
**Date:** 22/06/2024
**Property Type:** House (Res)
**Land Size:** 697 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

**Account** - Jellis Craig | P: 03 9864 5000

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