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	9 Oak Grove, Malvern East Vic 3145

Indicative selling price

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

Single price $2,195,000

Median sale price

Median price $2,138,500 Property Type House Suburb Malvern East

Period - From 16/09/2023 to 15/09/2024 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	29 Douglas St MALVERN EAST 3145	$2,370,000	17/08/2024
2	103 High St GLEN IRIS 3146	$2,120,000	11/07/2024
3	65 Nicholas St ASHBURTON 3147	$2,045,000	18/05/2024

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: 16/09/2024 08:51

9 Oak Grove, Malvern East Vic 3145



4 2 2

Property Type:
Agent Comments

Indicative Selling Price
$2,195,000
Median House Price
16/09/2023 - 15/09/2024: $2,138,500

Comparable Properties



29 Douglas St MALVERN EAST 3145 (REI)

4 2 3

Price: $2,370,000
Method: Auction Sale
Date: 17/08/2024
Property Type: House (Res)
Land Size: 600 sqm approx

Agent Comments



103 High St GLEN IRIS 3146 (REI)

5 2 3

Price: $2,120,000
Method: Private Sale
Date: 11/07/2024
Property Type: House
Land Size: 780 sqm approx

Agent Comments



65 Nicholas St ASHBURTON 3147 (REI)

4 1 2

Price: $2,045,000
Method: Auction Sale
Date: 18/05/2024
Property Type: House (Res)
Land Size: 687 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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