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	40 Ardrie Road, Malvern East Vic 3145

Indicative selling price

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

Range between $1,600,000 & $1,700,000

Median sale price

Median price $2,089,444 Property Type House Suburb Malvern East

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	46 Erica Av GLEN IRIS 3146	$1,800,000	12/09/2024
2	16 Johnstone St MALVERN 3144	$1,590,000	10/08/2024
3	39 Clynden Av MALVERN EAST 3145	$1,600,000	07/08/2024

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: 02/10/2024 10:52

40 Ardrie Road, Malvern East Vic 3145



2 1

Property Type:
Divorce/Estate/Family Transfers
Land Size: 325 sqm approx

Agent Comments

Indicative Selling Price
$1,600,000 - $1,700,000
Median House Price
Year ending June 2024: $2,089,444

Comparable Properties



46 Erica Av GLEN IRIS 3146 (REI)

3 2 2

Price: $1,800,000
Method: Sold Before Auction
Date: 12/09/2024
Property Type: House (Res)

Agent Comments



16 Johnstone St MALVERN 3144 (REI)

3 1 -

Price: $1,590,000
Method: Auction Sale
Date: 10/08/2024
Property Type: House (Res)

Agent Comments



39 Clynden Av MALVERN EAST 3145 (REI/VG)

3 2 2

Price: $1,600,000
Method: Sold Before Auction
Date: 07/08/2024
Property Type: House (Res)
Land Size: 334 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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