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	4 Brunel Street, Malvern East Vic 3145

Indicative selling price

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

Range between $1,950,000 & $2,000,000

Median sale price

Median price $2,060,000 Property Type House Suburb Malvern East

Period - From 01/10/2023 to 30/09/2024 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	15 Dixon St MALVERN 3144	$1,810,000	31/08/2024
2	32 Mckinley Av MALVERN 3144	$1,860,000	25/08/2024
3	15 Tennyson St MALVERN EAST 3145	$2,055,000	24/08/2024

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: 07/11/2024 10:02

4 Brunel Street, Malvern East Vic 3145



3 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,950,000 - $2,000,000
Median House Price
Year ending September 2024: $2,060,000

Comparable Properties



15 Dixon St MALVERN 3144 (REI/VG)

3 1 -

Price: $1,810,000
Method: Auction Sale
Date: 31/08/2024
Property Type: House (Res)
Land Size: 230 sqm approx

Agent Comments



32 Mckinley Av MALVERN 3144 (REI/VG)

3 2 -

Price: $1,860,000
Method: Private Sale
Date: 25/08/2024
Property Type: House
Land Size: 281 sqm approx

Agent Comments



15 Tennyson St MALVERN EAST 3145 (REI/VG)

4 2 1

Price: $2,055,000
Method: Auction Sale
Date: 24/08/2024
Property Type: House (Res)
Land Size: 409 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

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