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	1 Dixon Street, Malvern Vic 3144

Indicative selling price

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

Range between $2,100,000 & $2,300,000

Median sale price

Median price $2,925,000 Property Type House Suburb Malvern

Period - From 01/07/2024 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	4 Brunel St MALVERN EAST 3145	$2,251,000	16/11/2024
2	66 Jordan St MALVERN 3144	$2,375,000	26/10/2024
3	16 Grace St MALVERN 3144	$2,320,000	29/07/2024

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: 27/11/2024 08:41

1 Dixon Street, Malvern Vic 3144



3 2 2

Property Type: House
Land Size: 261 sqm approx

Agent Comments

Indicative Selling Price
$2,100,000 - $2,300,000
Median House Price
September quarter 2024: $2,925,000

Comparable Properties



4 Brunel St MALVERN EAST 3145 (REI)

3 2 2

Price: $2,251,000
Method: Auction Sale
Date: 16/11/2024
Property Type: House (Res)
Land Size: 393 sqm approx

Agent Comments



66 Jordan St MALVERN 3144 (REI)

3 2 2

Price: $2,375,000
Method: Auction Sale
Date: 26/10/2024
Property Type: House (Res)

Agent Comments



16 Grace St MALVERN 3144 (VG)

3 - -

Price: $2,320,000
Method: Sale
Date: 29/07/2024
Property Type: House (Res)
Land Size: 267 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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