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	19 Eva Street, Malvern Vic 3144

Indicative selling price

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

Range between $2,600,000 & $2,800,000

Median sale price

Median price $2,775,000 Property Type House Suburb Malvern

Period - From 13/11/2023 to 12/11/2024 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	2c Glenvale Rd GLEN IRIS 3146	$2,650,000	26/10/2024
2	20 Parkin St GLEN IRIS 3146	$2,780,000	19/10/2024
3	52 Horace St MALVERN 3144	$2,730,000	19/10/2024

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: 13/11/2024 16:01

19 Eva Street, Malvern Vic 3144



3 2 1

Property Type: house

Agent Comments

Indicative Selling Price
$2,600,000 - $2,800,000
Median House Price
13/11/2023 - 12/11/2024: $2,775,000

Comparable Properties



2c Glenvale Rd GLEN IRIS 3146 (REI)

3 2 2

Price: $2,650,000
Method: Auction Sale
Date: 26/10/2024
Property Type: House (Res)

Agent Comments



20 Parkin St GLEN IRIS 3146 (REI)

4 2 2

Price: $2,780,000
Method: Auction Sale
Date: 19/10/2024
Property Type: House (Res)
Land Size: 908 sqm approx

Agent Comments



52 Horace St MALVERN 3144 (REI)

4 3 2

Price: $2,730,000
Method: Auction Sale
Date: 19/10/2024
Property Type: House (Res)

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

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