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	5/4-6 Paxton Street, Malvern East Vic 3145

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

Median price $1,199,444 Property Type Townhouse Suburb Malvern East

Period - From 20/11/2023 to 19/11/2024 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	4/1508 Malvern Rd GLEN IRIS 3146	$1,126,500	15/06/2024
2	6/16 Dundonald Av MALVERN EAST 3145	$1,045,000	03/06/2024
3	1/37 Edgar St GLEN IRIS 3146	$1,136,000	01/06/2024

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: 20/11/2024 10:09

5/4-6 Paxton Street, Malvern East Vic 3145



2 1 1

Property Type: Unit
Land Size: 0 sqm approx

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median Townhouse Price
20/11/2023 - 19/11/2024: $1,199,444

Comparable Properties



4/1508 Malvern Rd GLEN IRIS 3146 (REI/VG)

2 1 1

Price: $1,126,500
Method: Auction Sale
Date: 15/06/2024
Property Type: Unit

Agent Comments



6/16 Dundonald Av MALVERN EAST 3145 (REI/VG)

3 1 1

Price: $1,045,000
Method: Private Sale
Date: 03/06/2024
Property Type: Villa

Agent Comments



1/37 Edgar St GLEN IRIS 3146 (REI/VG)

2 1 2

Price: $1,136,000
Method: Auction Sale
Date: 01/06/2024
Property Type: Townhouse (Res)

Agent Comments

Account - Marshall White | P: 03 9822 9999

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