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	7/78 Paxton Street, Malvern East Vic 3145

Indicative selling price

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

Single price $1,049,000

Median sale price

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

Period - From 03/12/2023 to 02/12/2024 Source Property Data

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	24/233 Burke Rd GLEN IRIS 3146	$1,135,000	24/09/2024
2	310/1567 High St GLEN IRIS 3146	$1,066,889	21/09/2024
3	201/3 Hurstmon St MALVERN EAST 3145	$1,100,000	27/06/2024

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: 03/12/2024 15:45

7/78 Paxton Street, Malvern East Vic 3145

Britney Flack
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3 2 2

Property Type: Unit

Indicative Selling Price
$1,049,000
Median Townhouse Price
03/12/2023 - 02/12/2024: $1,199,444

Agent Comments

This exceptional residence offers a lifestyle of flexible family living and effortless indoor/outdoor entertaining, all within a short stroll of Central Park and the picturesque Hedgeley Dene Gardens.

Comparable Properties



24/233 Burke Rd GLEN IRIS 3146 (REI)

2 2 2

Price: $1,135,000
Method: Private Sale
Date: 24/09/2024
Property Type: Unit

Agent Comments

310/1567 High St GLEN IRIS 3146 (VG)

2 - -

Price: $1,066,889
Method: Sale
Date: 21/09/2024
Property Type: Strata Unit/Flat

Agent Comments



201/3 Hurstmon St MALVERN EAST 3145 (REI/VG)

3 2 -

Price: $1,100,000
Method: Private Sale
Date: 27/06/2024
Property Type: Unit

Agent Comments

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