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<br>Including suburb and postcode | 1334 High Street, Malvern Vic 3144 |

## Indicative selling price

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

Range between $2,500,000 & $2,700,000

## Median sale price

Median price $3,000,000 Property Type House Suburb Malvern

Period - From 01/01/2024 to 31/12/2024 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 | 1352 High St MALVERN 3144 | $2,310,000 | 07/12/2024 |
| 2 | 321 Wattletree Rd MALVERN EAST 3145 | $2,325,000 | 15/11/2024 |
| 3 | 148 Tooronga Rd GLEN IRIS 3146 | $2,780,000 | 27/08/2024 |

**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: 28/01/2025 16:40



5 2 4

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**
$2,500,000 - $2,700,000
**Median House Price**
Year ending December 2024: $3,000,000

# Comparable Properties



**1352 High St MALVERN 3144 (REI)**

5 3 1

**Price:** $2,310,000
**Method:** Auction Sale
**Date:** 07/12/2024
**Property Type:** House (Res)
**Land Size:** 565 sqm approx

Agent Comments



**321 Wattletree Rd MALVERN EAST 3145 (REI)**

4 2 5

**Price:** $2,325,000
**Method:** Private Sale
**Date:** 15/11/2024
**Property Type:** House
**Land Size:** 700 sqm approx

Agent Comments



**148 Tooronga Rd GLEN IRIS 3146 (REI/VG)**

3 3 2

**Price:** $2,780,000
**Method:** Private Sale
**Date:** 27/08/2024
**Property Type:** House (Res)
**Land Size:** 618 sqm approx

Agent Comments

**Account** - Jellis Craig | P: 03 9864 5000

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