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	36 Dixon 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 $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	1 Dixon St MALVERN 3144	$2,651,000	30/11/2024
2	20 Gordon Gr MALVERN 3144	$2,550,000	09/10/2024
3	2 Cambridge St ARMADALE 3143	$2,535,000	23/09/2024

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: 17/02/2025 17:11

36 Dixon Street, Malvern Vic 3144



3 2 1

Property Type: House

Agent Comments

Indicative Selling Price
$2,600,000 - $2,800,000
Median House Price
Year ending December 2024: $3,000,000

Comparable Properties



1 Dixon St MALVERN 3144 (REI)

3 2 2

Price: $2,651,000
Method: Auction Sale
Date: 30/11/2024
Property Type: House (Res)
Land Size: 261 sqm approx

Agent Comments



20 Gordon Gr MALVERN 3144 (REI/VG)

4 2 1

Price: $2,550,000
Method: Sold Before Auction
Date: 09/10/2024
Property Type: House (Res)
Land Size: 300 sqm approx

Agent Comments



2 Cambridge St ARMADALE 3143 (REI/VG)

3 2 1

Price: $2,535,000
Method: Private Sale
Date: 23/09/2024
Property Type: House (Res)
Land Size: 235 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

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