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 | 69 Karma Avenue, Malvern East Vic 3145 |

## Indicative selling price

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

Range between $1,900,000 & $2,000,000

## Median sale price

Median price $2,021,625 Property Type House Suburb Malvern East

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 | 21 Washington Av MALVERN EAST 3145 | $2,002,000 | 08/02/2025 |
| 2 | 341 Waverley Rd MALVERN EAST 3145 | $1,900,000 | 17/12/2024 |
| 3 | 14 Millewa Av MALVERN EAST 3145 | $2,040,000 | 12/10/2024 |

**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: 10/02/2025 13:59

# 69 Karma Avenue, Malvern East Vic 3145



**Property Type:**
Agent Comments

**Indicative Selling Price**
$1,900,000 - $2,000,000
**Median House Price**
Year ending December 2024: $2,021,625

## Comparable Properties



**21 Washington Av MALVERN EAST 3145 (REI)**

2 | 1 | 2

**Price:** $2,002,000
**Method:** Auction Sale
**Date:** 08/02/2025
**Property Type:** House (Res)
**Land Size:** 623 sqm approx

Agent Comments



**341 Waverley Rd MALVERN EAST 3145 (REI)**

4 | 3 | 2

**Price:** $1,900,000
**Method:** Private Sale
**Date:** 17/12/2024
**Property Type:** House
**Land Size:** 735 sqm approx

Agent Comments



**14 Millewa Av MALVERN EAST 3145 (REI/VG)**

4 | 2 | 2

**Price:** $2,040,000
**Method:** Auction Sale
**Date:** 12/10/2024
**Property Type:** House (Res)
**Land Size:** 702 sqm approx

Agent Comments

**Account** - Marshall White | P: 03 9822 9999

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