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	28 Kerferd Street, Malvern East Vic 3145

Indicative selling price

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

Single price $3,550,000

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	13 Central Park Rd MALVERN EAST 3145	$3,550,000	24/11/2024
2	18 Thanet St MALVERN 3144	$3,600,000	30/10/2024
3	5 Nyora St MALVERN EAST 3145	$3,220,000	07/09/2024

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: 05/03/2025 09:49

28 Kerferd Street, Malvern East Vic 3145



4 3 2

Property Type: House

Agent Comments

Indicative Selling Price
$3,550,000
Median House Price
Year ending December 2024: $2,021,625

Comparable Properties



13 Central Park Rd MALVERN EAST 3145 (REI/VG)

4 2 2

Price: $3,550,000
Method: Private Sale
Date: 24/11/2024
Property Type: House
Land Size: 703 sqm approx

Agent Comments



18 Thanet St MALVERN 3144 (REI/VG)

4 2 1

Price: $3,600,000
Method: Private Sale
Date: 30/10/2024
Property Type: House (Res)
Land Size: 631 sqm approx

Agent Comments



5 Nyora St MALVERN EAST 3145 (REI/VG)

4 1 2

Price: $3,220,000
Method: Auction Sale
Date: 07/09/2024
Property Type: House (Res)
Land Size: 813 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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