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	23 Oak Grove, Malvern East Vic 3145

Indicative selling price

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

Range between $2,400,000 & $2,550,000

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	59 Karma Av MALVERN EAST 3145	$2,540,000	23/11/2024
2	26 The Avenue MALVERN EAST 3145	$2,550,000	19/10/2024
3	8 Dundonald Av MALVERN EAST 3145	$2,476,000	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: 24/02/2025 15:56

23 Oak Grove, Malvern East Vic 3145



4 2 2

Property Type: House
Land Size: 627 sqm approx

Agent Comments

Indicative Selling Price
$2,400,000 - $2,550,000
Median House Price
Year ending December 2024: $2,021,625

Comparable Properties



59 Karma Av MALVERN EAST 3145 (REI/VG)

4 2 2

Price: $2,540,000
Method: Auction Sale
Date: 23/11/2024
Property Type: House (Res)
Land Size: 660 sqm approx

Agent Comments



26 The Avenue MALVERN EAST 3145 (REI)

4 2 2

Price: $2,550,000
Method: Auction Sale
Date: 19/10/2024
Property Type: House (Res)
Land Size: 812 sqm approx

Agent Comments



8 Dundonald Av MALVERN EAST 3145 (REI/VG)

4 2 2

Price: $2,476,000
Method: Auction Sale
Date: 07/09/2024
Property Type: House (Res)
Land Size: 797 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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