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	56 Dixon Street, Malvern Vic 3144

Indicative selling price

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

Range between $3,000,000 & $3,300,000

Median sale price

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

Period - From 01/10/2024 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	6 Victoria Rd.S MALVERN 3144	$3,000,000	16/11/2024
2	21 Mayfield Av MALVERN 3144	$3,100,000	03/10/2024
3	28 Euston St MALVERN 3144	$3,400,000	14/09/2024

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 10:47

56 Dixon Street, Malvern Vic 3144

Perry Zhou
9810 5000
0474 774 774
PerryZhou@jelliscraig.com.au



3 2 2

Property Type: House (Res)
Land Size: 528 sqm approx

Agent Comments

Indicative Selling Price
$3,000,000 - $3,300,000
Median House Price
December quarter 2024: $3,000,000

Comparable Properties



6 Victoria Rd.S MALVERN 3144 (REI)

4 2 3

Price: $3,000,000
Method: Auction Sale
Date: 16/11/2024
Property Type: House (Res)
Land Size: 504 sqm approx

Agent Comments



21 Mayfield Av MALVERN 3144 (REI/VG)

3 2 2

Price: $3,100,000
Method: Private Sale
Date: 03/10/2024
Property Type: House
Land Size: 361 sqm approx

Agent Comments



28 Euston St MALVERN 3144 (REI/VG)

5 3 4

Price: $3,400,000
Method: Auction Sale
Date: 14/09/2024
Property Type: House (Res)
Land Size: 637 sqm approx

Agent Comments

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