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	4 Anderson Street, Malvern East Vic 3145

Indicative selling price

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

Single price $3,275,000

Median sale price

Median price $2,045,000 Property Type House Suburb Malvern East

Period - From 29/05/2024 to 28/05/2025 Source Property Data

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	6a Central Park Rd MALVERN EAST 3145	$3,275,000	17/04/2025
2			
3			

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: 29/05/2025 10:32

4 Anderson Street, Malvern East Vic 3145



4 2 2

Property Type: House
Land Size: 593 sqm approx

Agent Comments

Indicative Selling Price
$3,275,000
Median House Price
29/05/2024 - 28/05/2025: $2,045,000

Comparable Properties



6a Central Park Rd MALVERN EAST 3145 (REI)

4 2 3

Price: $3,275,000
Method: Private Sale
Date: 17/04/2025
Property Type: House
Land Size: 565 sqm approx

Agent Comments

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.

Account - Marshall White | P: 03 9822 9999

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