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	57 Dixon Street, Malvern Vic 3144

Indicative selling price

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

Range between $1,400,000 & $1,540,000

Median sale price

Median price $2,908,000 Property Type House Suburb Malvern

Period - From 01/01/2025 to 31/03/2025 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	1460 High St GLEN IRIS 3146	$1,421,000	01/04/2025
2	6 William St ARMADALE 3143	$1,472,500	01/03/2025
3	5 Hume St ARMADALE 3143	$1,450,000	21/11/2024

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: 12/05/2025 12:42

57 Dixon Street, Malvern Vic 3144



2 2 1

Property Type: House

Agent Comments

Indicative Selling Price
$1,400,000 - $1,540,000
Median House Price
March quarter 2025: $2,908,000

Comparable Properties



1460 High St GLEN IRIS 3146 (REI)

3 1 1

Price: $1,421,000
Method: Private Sale
Date: 01/04/2025
Property Type: House (Res)
Land Size: 422 sqm approx

Agent Comments



6 William St ARMADALE 3143 (REI/VG)

2 1 -

Price: $1,472,500
Method: Auction Sale
Date: 01/03/2025
Property Type: House (Res)
Land Size: 200 sqm approx

Agent Comments



5 Hume St ARMADALE 3143 (REI/VG)

3 1 -

Price: $1,450,000
Method: Private Sale
Date: 21/11/2024
Property Type: House
Land Size: 163 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

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