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	2 Beech Street, Malvern East Vic 3145

Indicative selling price

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

Range between $1,700,000 & $1,850,000

Median sale price

Median price $2,004,000 Property Type House Suburb Malvern East

Period - From 01/04/2024 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	390 Wattletree Rd MALVERN EAST 3145	$1,945,000	10/04/2025
2	1b Kardinia Rd GLEN IRIS 3146	$1,820,000	27/02/2025
3	175 Manning Rd MALVERN EAST 3145	$1,800,000	19/02/2025

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: 19/05/2025 16:50

2 Beech Street, Malvern East Vic 3145



4 4 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,700,000 - $1,850,000
Median House Price
Year ending March 2025: $2,004,000

Comparable Properties



390 Wattletree Rd MALVERN EAST 3145 (REI)

4 2 2

Price: $1,945,000
Method: Private Sale
Date: 10/04/2025
Property Type: House

Agent Comments



1b Kardinia Rd GLEN IRIS 3146 (REI)

4 3 2

Price: $1,820,000
Method: Sold Before Auction
Date: 27/02/2025
Property Type: House (Res)

Agent Comments

175 Manning Rd MALVERN EAST 3145 (REI/VG)

3 2 2

Price: $1,800,000
Method: Sold Before Auction
Date: 19/02/2025
Property Type: Townhouse (Res)

Agent Comments

Account - Marshall White | P: 03 9822 9999

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