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	26 Finlayson Street, Malvern VIC 3144

Indicative selling price

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

Range between $2,400,000 & $2,600,000

Median sale price

Median price $2,979,000 Property Type House Suburb Malvern

Period - From 29/01/2025 to 28/07/2025 Source core_logic

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
6 Chandlers Road Malvern VIC 3144	$2,500,000	13/06/2025
41 Finlayson Street Malvern VIC 3144	$2,531,000	03/05/2025
1144 Malvern Road Malvern VIC 3144	$2,325,000	01/03/2025

This Statement of Information was prepared on: 29/07/2025