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	8 Gabriel Avenue, Malvern East Vic 3145

Indicative selling price

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

Range between $1,400,000 & $1,500,000

Median sale price

Median price $2,057,500 Property Type House Suburb Malvern East

Period - From 01/07/2024 to 30/06/2025 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	17 Goode St MALVERN EAST 3145	$1,453,000	05/07/2025
2	4 Arcadia Av MALVERN EAST 3145	$1,345,000	05/07/2025
3	43 Argyll St MALVERN EAST 3145	$1,550,000	05/07/2025

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: 12/08/2025 17:17

8 Gabriel Avenue, Malvern East Vic 3145



3 2 2

Property Type: House
Land Size: 636 sqm approx

Agent Comments

Indicative Selling Price
$1,400,000 - $1,500,000
Median House Price
Year ending June 2025: $2,057,500

Comparable Properties



17 Goode St MALVERN EAST 3145 (REI)

2 2 1

Price: $1,453,000
Method: Auction Sale
Date: 05/07/2025
Property Type: House (Res)

Agent Comments



4 Arcadia Av MALVERN EAST 3145 (REI)

2 2 3

Price: $1,345,000
Method: Auction Sale
Date: 05/07/2025
Property Type: House (Res)
Land Size: 561 sqm approx

Agent Comments



43 Argyll St MALVERN EAST 3145 (REI)

2 1 3

Price: $1,550,000
Method: Auction Sale
Date: 05/07/2025
Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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