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	1 Stonehaven Avenue, Malvern East Vic 3145

Indicative selling price

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

Range between $2,300,000 & $2,500,000

Median sale price

Median price $2,424,000 Property Type House Suburb Malvern East

Period - From 01/04/2025 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	105 Nicholas St ASHBURTON 3147	$2,311,000	19/07/2025
2	373 Waverley Rd MALVERN EAST 3145	$2,396,000	28/06/2025
3	68 Burke Rd MALVERN EAST 3145	$2,625,000	17/05/2025

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: 02/09/2025 12:36

1 Stonehaven Avenue, Malvern East Vic 3145

JellisCraig



4 3 2

Property Type: House

Agent Comments

Indicative Selling Price
$2,300,000 - $2,500,000
Median House Price
June quarter 2025: $2,424,000

Comparable Properties



105 Nicholas St ASHBURTON 3147 (REI)

4 2 3

Price: $2,311,000
Method: Auction Sale
Date: 19/07/2025
Property Type: House (Res)
Land Size: 836 sqm approx

Agent Comments



373 Waverley Rd MALVERN EAST 3145 (REI)

4 2 2

Price: $2,396,000
Method: Auction Sale
Date: 28/06/2025
Property Type: House (Res)
Land Size: 728 sqm approx

Agent Comments



68 Burke Rd MALVERN EAST 3145 (REI)

4 2 4

Price: $2,625,000
Method: Auction Sale
Date: 17/05/2025
Property Type: House (Res)
Land Size: 780 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

REIV THE DIFFERENCE

propertydata.com.au

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