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	45 Coppin Street, Malvern East Vic 3145

Indicative selling price

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

Single price $5,575,000

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	7 Bates St MALVERN EAST 3145	$5,250,000	13/09/2025
2	150 Finch St GLEN IRIS 3146	$5,527,000	30/05/2025
3			

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: 22/09/2025 10:48

45 Coppin Street, Malvern East Vic 3145

JellisCraig



4 3 5

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$5,575,000
Median House Price
June quarter 2025: $2,424,000

Comparable Properties



7 Bates St MALVERN EAST 3145 (REI)

4 4 2

Price: $5,250,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House
Land Size: 810 sqm approx

Agent Comments



150 Finch St GLEN IRIS 3146 (REI/VG)

4 3 3

Price: $5,527,000
Method: Private Sale
Date: 30/05/2025
Property Type: House
Land Size: 1068 sqm approx

Agent Comments

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.

Account - Jellis Craig | P: 03 9864 5000

REIV THE DIFFERENCE

propertydata .com.au

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