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	10 Victoria Road South, Malvern Vic 3144

Indicative selling price

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

Single price $2,795,000

Median sale price

Median price $2,580,000 Property Type House Suburb Malvern

Period - From 01/07/2025 to 30/09/2025 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	21 White St GLEN IRIS 3146	$2,900,000	20/09/2025
2	51 Aintree Rd GLEN IRIS 3146	$2,850,000	30/08/2025
3	92 Brunel St MALVERN EAST 3145	$2,660,000	23/08/2025

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: 07/10/2025 17:00

10 Victoria Road South, Malvern Vic 3144

Todd Braggins
03 9889 3990
0420 618 618
todd@shelterrealestate.com.au



4 2 2

Property Type: House

Agent Comments

Evoking the timeless grace and romance of classic Edwardian heritage blended with a luxurious contemporary aesthetic; all embraced by private and leafy garden surrounds, this picturesque family home is primed and ready to immediately move into.

Indicative Selling Price
$2,795,000
Median House Price
September quarter 2025: $2,580,000

Comparable Properties



21 White St GLEN IRIS 3146 (REI)

3 2 2

Price: $2,900,000
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 660 sqm approx

Agent Comments



51 Aintree Rd GLEN IRIS 3146 (REI)

3 2 2

Price: $2,850,000
Method: Auction Sale
Date: 30/08/2025
Property Type: House (Res)

Agent Comments



92 Brunel St MALVERN EAST 3145 (REI)

4 2 2

Price: $2,660,000
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)

Agent Comments

Account - Shelter Real Estate | P: 03 9889 3990

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