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	7 Bates Street, Malvern East Vic 3145

Indicative selling price

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

Range between $4,800,000 & $5,200,000

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	78 Beaver St MALVERN EAST 3145	$5,015,000	07/05/2025
2	122 Finch St MALVERN EAST 3145	$4,920,000	03/04/2025
3	10 Epping St MALVERN EAST 3145	$5,070,000	19/03/2025

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: 21/08/2025 16:10

7 Bates Street, Malvern East Vic 3145



4 4 2

Rooms: 10
Property Type: House
Land Size: 810 sqm approx

Agent Comments

Indicative Selling Price
$4,800,000 - $5,200,000
Median House Price
June quarter 2025: $2,424,000

Comparable Properties



78 Beaver St MALVERN EAST 3145 (REI)

6 3 2

Price: $5,015,000
Method: Private Sale
Date: 07/05/2025
Property Type: House (Res)

Agent Comments



122 Finch St MALVERN EAST 3145 (REI/VG)

4 3 3

Price: $4,920,000
Method: Private Sale
Date: 03/04/2025
Property Type: House
Land Size: 809 sqm approx

Agent Comments



10 Epping St MALVERN EAST 3145 (REI/VG)

4 3 4

Price: $5,070,000
Method: Private Sale
Date: 19/03/2025
Property Type: House
Land Size: 1112 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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