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	31 Rothesay Avenue, Malvern East Vic 3145

Indicative selling price

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

Single price $2,200,000

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	105 Darling Rd MALVERN EAST 3145	$2,260,000	02/06/2025
2	18 Forster Av MALVERN EAST 3145	$2,100,000	17/05/2025
3	15 Rothesay Av MALVERN EAST 3145	$2,415,000	11/04/2025

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: 12/09/2025 15:01

31 Rothesay Avenue, Malvern East Vic 3145



4 1 2

Property Type: House
Land Size: 751 sqm approx

Agent Comments

Indicative Selling Price
$2,200,000
Median House Price
June quarter 2025: $2,424,000

Comparable Properties



105 Darling Rd MALVERN EAST 3145 (REI/VG)

4 2 3

Price: $2,260,000
Method: Private Sale
Date: 02/06/2025
Property Type: House
Land Size: 735 sqm approx

Agent Comments



18 Forster Av MALVERN EAST 3145 (REI/VG)

4 1 3

Price: $2,100,000
Method: Auction Sale
Date: 17/05/2025
Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments



15 Rothesay Av MALVERN EAST 3145 (VG)

4 - -

Price: $2,415,000
Method: Sale
Date: 11/04/2025
Property Type: House (Res)
Land Size: 736 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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