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	3/36 Paxton Street, Malvern East Vic 3145

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price $1,250,000 Property Type Townhouse Suburb Malvern East

Period - From 03/09/2024 to 02/09/2025 Source Property Data

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	3/4 Wynyeh St MALVERN EAST 3145	$1,110,500	16/08/2025
2	4/7 Grant St MALVERN EAST 3145	$1,085,000	27/05/2025
3	1/7 Belmont Av GLEN IRIS 3146	$1,150,000	22/04/2025

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: 03/09/2025 11:24

3/36 Paxton Street, Malvern East Vic 3145

Steve Burke
03 9818 1888
0448 331 653
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2 1 1

Property Type: Unit
Land Size: 179 sqm approx

Agent Comments

Indicative Selling Price
$1,050,000 - $1,150,000
Median Townhouse Price
03/09/2024 - 02/09/2025: $1,250,000

Comparable Properties



3/4 Wynyeh St MALVERN EAST 3145 (REI)

2 1 2

Price: $1,110,500
Method: Auction Sale
Date: 16/08/2025
Property Type: Villa
Land Size: 224 sqm approx

Agent Comments



4/7 Grant St MALVERN EAST 3145 (REI/VG)

3 2 2

Price: $1,085,000
Method: Sold Before Auction
Date: 27/05/2025
Property Type: Townhouse (Res)

Agent Comments



1/7 Belmont Av GLEN IRIS 3146 (REI/VG)

2 2 2

Price: $1,150,000
Method: Sold Before Auction
Date: 22/04/2025
Property Type: Unit

Agent Comments

Account - Belle Property Glen Iris | P: 03 98181888

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