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	42 Brunel Street, Malvern East Vic 3145

Indicative selling price

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

Range between $1,700,000 & $1,850,000

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	3a Horace St MALVERN 3144	$1,780,000	26/08/2025
2	1047 Dandenong Rd MALVERN EAST 3145	$1,725,000	06/08/2025
3	1025 Dandenong Rd MALVERN EAST 3145	$1,770,000	05/04/2025

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: 02/10/2025 14:47

42 Brunel Street, Malvern East Vic 3145

Steve Burke
03 9818 1888
0448 331 653
steve.burke@belleproperty.com



4 2 1

Rooms: 6
Property Type: House
Land Size: 320 sqm approx

Agent Comments

Indicative Selling Price
$1,700,000 - $1,850,000
Median House Price
June quarter 2025: $2,424,000

Comparable Properties



3a Horace St MALVERN 3144 (REI)

3 1 1

Price: $1,780,000
Method: Sold Before Auction
Date: 26/08/2025
Property Type: House

Agent Comments



1047 Dandenong Rd MALVERN EAST 3145 (REI)

3 2 2

Price: $1,725,000
Method: Private Sale
Date: 06/08/2025
Property Type: House
Land Size: 754 sqm approx

Agent Comments



1025 Dandenong Rd MALVERN EAST 3145 (REI/VG)

4 3 5

Price: $1,770,000
Method: Private Sale
Date: 05/04/2025
Property Type: House
Land Size: 650 sqm approx

Agent Comments

Account - Belle Property Glen Iris | P: 03 98181888

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