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 Ewart Street, Malvern Vic 3144

Indicative selling price

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

Single price: $1,895,000

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	4a Lysterville Av MALVERN 3144	$1,950,000	16/10/2025
2	42 Brunel St MALVERN EAST 3145	$1,835,000	06/10/2025
3	27 Cummins Gr MALVERN 3144	$1,825,000	24/05/2025

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: 19/10/2025 09:11

7 Ewart Street, Malvern Vic 3144

JellisCraig



3 1 4

Property Type: House
Land Size: 359 sqm approx

Agent Comments

Indicative Selling Price
$1,895,000
Median House Price
September quarter 2025: $2,580,000

Comparable Properties



4a Lysterville Av MALVERN 3144 (REI)

3 2 2

Price: $1,950,000
Method: Sold Before Auction
Date: 16/10/2025
Property Type: House (Res)
Land Size: 406 sqm approx

Agent Comments



42 Brunel St MALVERN EAST 3145 (REI)

3 2 1

Price: $1,835,000
Method: Private Sale
Date: 06/10/2025
Property Type: House

Agent Comments



27 Cummins Gr MALVERN 3144 (REI/VG)

3 1 -

Price: $1,825,000
Method: Auction Sale
Date: 24/05/2025
Property Type: House (Res)
Land Size: 275 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

REIV THE DIFFERENCE | propertydata.com.au

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