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	11 Euston Street, Malvern Vic 3144

Indicative selling price

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

Range between $3,000,000 & $3,300,000

Median sale price

Median price $2,979,000 Property Type House Suburb Malvern

Period - From 01/07/2024 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	16 Silver St MALVERN 3144	$3,250,000	23/08/2025
2	9 Hornsby St MALVERN 3144	$3,335,000	09/08/2025
3	22 Cressy St MALVERN 3144	$3,275,500	24/06/2025

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: 29/09/2025 11:20

11 Euston Street, Malvern Vic 3144



3 3 2

Property Type: House (Res)
Land Size: 515sqm approx

Agent Comments

Indicative Selling Price
$3,000,000 - $3,300,000
Median House Price
Year ending June 2025: $2,979,000

Comparable Properties



16 Silver St MALVERN 3144 (REI)

5 3 2

Price: $3,250,000
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)

Agent Comments



9 Hornsby St MALVERN 3144 (REI)

3 2 4

Price: $3,335,000
Method: Auction Sale
Date: 09/08/2025
Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments



22 Cressy St MALVERN 3144 (REI/VG)

4 3 1

Price: $3,275,500
Method: Private Sale
Date: 24/06/2025
Property Type: House
Land Size: 293 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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