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	35 Nirvana Avenue, Malvern East VIC 3145

Indicative selling price

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

Range between $2,200,000 & $2,400,000

Median sale price

Median price $2,020,000 Property Type House Suburb Malvern East

Period - From 29/03/2025 to 28/09/2025 Source Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
27 Davies Street Malvern East VIC 3145	$2,250,000	20/09/2025
373 Waverley Road Malvern East VIC 3145	$2,396,000	28/06/2025
14 Sutherland Street Malvern East VIC 3145	$2,423,000	14/05/2025

This Statement of Information was prepared on: 29/09/2025