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	1/10 Dene Avenue, Malvern East Vic 3145

Indicative selling price

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

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

Median sale price

Median price $2,085,000 Property Type House Suburb Malvern East

Period - From 24/10/2024 to 23/10/2025 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	19 Peace St GLEN IRIS 3146	$2,175,000	16/08/2025
2	2/53 Winton Rd ASHBURTON 3147	$2,050,000	16/06/2025
3	25 Darling Rd MALVERN EAST 3145	$2,080,000	31/05/2025

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: 24/10/2025 12:06

1/10 Dene Avenue, Malvern East Vic 3145

Steve Burke
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4 4 3

Rooms: 6
Property Type: House
Land Size: 355 sqm approx

Agent Comments

Indicative Selling Price
$2,000,000 - $2,200,000
Median House Price
24/10/2024 - 23/10/2025: $2,085,000

Comparable Properties



19 Peace St GLEN IRIS 3146 (REI)

4 3 2

Price: $2,175,000
Method: Auction Sale
Date: 16/08/2025
Property Type: House (Res)

Agent Comments



2/53 Winton Rd ASHBURTON 3147 (REI/VG)

4 3 3

Price: $2,050,000
Method: Private Sale
Date: 16/06/2025
Property Type: House

Agent Comments



25 Darling Rd MALVERN EAST 3145 (REI)

4 3 2

Price: $2,080,000
Method: Auction Sale
Date: 31/05/2025
Property Type: House (Res)

Agent Comments

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