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<br>Including suburb and postcode | 21 Shaftesbury Avenue, Malvern Vic 3144 |

## Indicative selling price

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

Range between $6,700,000 & $6,950,000

## 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 | 39 Glassford St ARMADALE 3143 | $6,460,000 | 28/10/2025 |
| 2 | 65 Irving Rd TOORAK 3142 | $6,510,000 | 27/09/2025 |
| 3 | | | |

**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: 10/12/2025 11:20

# 21 Shaftesbury Avenue, Malvern Vic 3144



5 4 3

**Property Type:** House
**Land Size:** 696 sqm approx

Agent Comments

**Indicative Selling Price**
$6,700,000 - $6,950,000
**Median House Price**
September quarter 2025: $2,580,000

## Comparable Properties



**39 Glassford St ARMADALE 3143 (REI)**

4 3 3

**Price:** $6,460,000
**Method:** Expression of Interest
**Date:** 28/10/2025
**Property Type:** House (Res)

Agent Comments



**65 Irving Rd TOORAK 3142 (REI)**

3 2 2

**Price:** $6,510,000
**Method:** Auction Sale
**Date:** 27/09/2025
**Property Type:** House (Res)
**Land Size:** 674 sqm approx

Agent Comments

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.

**Account** - Marshall White | P: 03 9822 9999

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