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 Vickery Street, Malvern East Vic 3145

Indicative selling price

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

Range between $3,600,000 & $3,900,000

Median sale price

Median price $2,090,000 Property Type House Suburb Malvern East

Period - From 27/10/2024 to 26/10/2025 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	24 Grandview Rd GLEN IRIS 3146	$3,585,000	25/10/2025
2	28 Aintree Rd GLEN IRIS 3146	$3,955,000	06/09/2025
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: 27/10/2025 15:43

1 Vickery Street, Malvern East Vic 3145



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Property Type:
Divorce/Estate/Family Transfers
Land Size: 893 sqm approx

Agent Comments

Indicative Selling Price
$3,600,000 - $3,900,000
Median House Price
27/10/2024 - 26/10/2025: $2,090,000

Comparable Properties



24 Grandview Rd GLEN IRIS 3146 (REI)

4 4 2

Price: $3,585,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)
Land Size: 836 sqm approx

Agent Comments



28 Aintree Rd GLEN IRIS 3146 (REI)

5 3 1

Price: $3,955,000
Method: Auction Sale
Date: 06/09/2025
Property Type: House (Res)

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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