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	56 Paxton Street, Malvern East Vic 3145

Indicative selling price

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

Range between $3,500,000 & $3,800,000

Median sale price

Median price $2,087,500 Property Type House Suburb Malvern East

Period - From 18/11/2024 to 17/11/2025 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	15 Ash Gr MALVERN EAST 3145	$3,463,000	23/10/2025
2	134 Finch St MALVERN EAST 3145	$3,723,000	03/06/2025
3	21 Ashburton Rd GLEN IRIS 3146	$3,900,000	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: 18/11/2025 10:09

56 Paxton Street, Malvern East Vic 3145



4 2.5 3

Property Type: House

Agent Comments

Indicative Selling Price
$3,500,000 - $3,800,000
Median House Price
18/11/2024 - 17/11/2025: $2,087,500

Comparable Properties



15 Ash Gr MALVERN EAST 3145 (REI)

4 2 2

Price: $3,463,000
Method: Auction Sale
Date: 23/10/2025
Property Type: House (Res)
Land Size: 720 sqm approx

Agent Comments



134 Finch St MALVERN EAST 3145 (REI/VG)

4 2 2

Price: $3,723,000
Method: Sold Before Auction
Date: 03/06/2025
Property Type: House (Res)
Land Size: 715 sqm approx

Agent Comments



21 Ashburton Rd GLEN IRIS 3146 (REI/VG)

5 3 5

Price: $3,900,000
Method: Auction Sale
Date: 31/05/2025
Property Type: House (Res)
Land Size: 806 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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