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	41 Nirvana Avenue, Malvern East Vic 3145

Indicative selling price

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

Range between $2,100,000 & $2,300,000

Median sale price

Median price $2,060,000 Property Type House Suburb Malvern East

Period - From 01/10/2024 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	8 Berrima Av MALVERN EAST 3145	$2,255,000	02/10/2025
2	11 Serrell St MALVERN EAST 3145	$2,150,000	27/08/2025
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: 10/11/2025 12:28

41 Nirvana Avenue, Malvern East Vic 3145

JellisCraig



4 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$2,100,000 - $2,300,000
Median House Price
Year ending September 2025: $2,060,000

Comparable Properties



8 Berrima Av MALVERN EAST 3145 (REI)

4 2 2

Price: $2,255,000
Method: Sold Before Auction
Date: 02/10/2025
Property Type: House (Res)

Agent Comments



11 Serrell St MALVERN EAST 3145 (REI/VG)

4 2 2

Price: $2,150,000
Method: Sold Before Auction
Date: 27/08/2025
Property Type: House (Res)
Land Size: 658 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 - Jellis Craig | P: 03 9864 5000

REIV THE DIFFERENCE

propertydata .com.au

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