

## 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 3/9 Wilmot Street, Malvern East Vic 3145  
Including suburb and postcode

### Indicative selling price

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

Range between \$1,990,000 & \$2,180,000

### Median sale price

Median price \$1,279,000 Property Type Townhouse Suburb Malvern East  
Period - From 09/02/2025 to 08/02/2026 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	37 Anderson St MALVERN EAST 3145	\$2,490,000	25/10/2025
2	4/112 Burke Rd MALVERN EAST 3145	\$2,130,000	29/11/2025
3	1/10 Dene Av MALVERN EAST 3145	\$2,220,000	26/10/2025

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:

09/02/2026 19:08



**Property Type:**

Agent Comments

**Indicative Selling Price**

\$1,990,000 - \$2,180,000

**Median Townhouse Price**

09/02/2025 - 08/02/2026: \$1,279,000

## Comparable Properties

**37 Anderson St MALVERN EAST 3145 (REI)**



Agent Comments

**Price:** \$2,490,000

**Method:**

**Date:** 25/10/2025

**Property Type:** House



**4/112 Burke Rd MALVERN EAST 3145 (REI/VG)**



Agent Comments

**Price:** \$2,130,000

**Method:** Auction Sale

**Date:** 29/11/2025

**Property Type:** House (Res)



**1/10 Dene Av MALVERN EAST 3145 (REI/VG)**



Agent Comments

**Price:** \$2,220,000

**Method:** Private Sale

**Date:** 26/10/2025

**Property Type:** House (Res)

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