

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 3/9 Wilmot Street, Malvern East Vic 3145

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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