

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 44 Rothesay Avenue, Malvern East Vic 3145

Indicative selling price

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

Range between \$2,800,000 & \$3,000,000

Median sale price

Median price \$2,255,000 Property Type House Suburb Malvern East

Period - From 25/02/2025 to 24/02/2026 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	25 Bruce St MALVERN EAST 3145	\$2,860,000	21/02/2026
2	85 Paxton St MALVERN EAST 3145	\$2,975,000	03/12/2025
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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: 25/02/2026 17:00



Property Type: House (Previously Occupied - Detached)
Land Size: 650 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,800,000 - \$3,000,000
Median House Price
 25/02/2025 - 24/02/2026: \$2,255,000

Comparable Properties



25 Bruce St MALVERN EAST 3145 (REI)

Agent Comments



Price: \$2,860,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)



85 Paxton St MALVERN EAST 3145 (REI)

Agent Comments



Price: \$2,975,000
Method: Private Sale
Date: 03/12/2025
Property Type: House

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.

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