

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

1/1 Beech Street, Malvern East Vic 3145

Indicative selling price

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

Range between \$1,750,000 & \$1,800,000

Median sale price

Median price \$1,332,500 Property Type Townhouse Suburb Malvern East

Period - From 04/03/2025 to 03/03/2026 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	2/56-58 Brunel St MALVERN EAST 3145	\$1,895,000	16/12/2025
2	1/25 Nicholas St ASHBURTON 3147	\$1,800,000	29/11/2025
3	7d Mclaurin Rd CARNEGIE 3163	\$1,830,000	01/11/2025

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:

04/03/2026 11:23



Property Type:
Agent Comments

Indicative Selling Price
\$1,750,000 - \$1,800,000
Median Townhouse Price
04/03/2025 - 03/03/2026: \$1,332,500

Comparable Properties



2/56-58 Brunel St MALVERN EAST 3145 (REI)

Agent Comments



Price: \$1,895,000
Method: Private Sale
Date: 16/12/2025
Property Type: House



1/25 Nicholas St ASHBURTON 3147 (REI/VG)

Agent Comments



Price: \$1,800,000
Method: Auction Sale
Date: 29/11/2025
Property Type: Townhouse (Res)
Land Size: 307 sqm approx



7d Mclaurin Rd CARNEGIE 3163 (REI/VG)

Agent Comments



Price: \$1,830,000
Method: Sold Before Auction
Date: 01/11/2025
Property Type: House (Res)
Land Size: 378 sqm approx

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