

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

16 Eucalypt Avenue, Malvern East Vic 3145

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,128,000

Property Type Townhouse

Suburb Malvern East

Period - From 10/09/2025

to

09/09/2026

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	18 Eucalypt Av MALVERN EAST 3145	\$1,200,000	04/06/2026
2			
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:

10/09/2026 10:40



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median Townhouse Price
10/09/2025 - 09/09/2026: \$1,128,000

Comparable Properties



18 Eucalypt Av MALVERN EAST 3145 (REI/VG)

Agent Comments



Price: \$1,200,000
Method: Private Sale
Date: 04/06/2026
Property Type: Townhouse (Single)

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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