

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

4/1 Burke Road, Malvern East Vic 3145

Indicative selling price

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

Single price

\$1,150,000

Median sale price

Median price

\$1,270,000

Property Type

Townhouse

Suburb

Malvern East

Period - From

15/10/2024

to

14/10/2025

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	3/36 Paxton St MALVERN EAST 3145	\$1,158,000	25/09/2025
2	3/33-35 Burke Rd MALVERN EAST 3145	\$1,199,000	06/09/2025
3	3/4 Wynyeh St MALVERN EAST 3145	\$1,110,500	16/08/2025

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:

15/10/2025 16:19



Property Type: Townhouse

Agent Comments

Comparable Properties



3/36 Paxton St MALVERN EAST 3145 (REI)

Agent Comments



Price: \$1,158,000

Method: Sold Before Auction

Date: 25/09/2025

Property Type: Unit



3/33-35 Burke Rd MALVERN EAST 3145 (REI)

Agent Comments



Price: \$1,199,000

Method: Auction Sale

Date: 06/09/2025

Property Type: Townhouse (Res)



3/4 Wynneh St MALVERN EAST 3145 (REI/VG)

Agent Comments



Price: \$1,110,500

Method: Auction Sale

Date: 16/08/2025

Property Type: Villa

Land Size: 224 sqm approx