

# 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

20 Ethel Street, Malvern VIC 3144

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$4,000,000

&

\$4,400,000

### Median sale price

Median price

\$2,690,000

Property Type

House

Suburb

Malvern

Period - From

08/12/2025

to

08/06/2026

Source

pdol

### Comparable property sales (\*Delete A or B below as applicable)

**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.

| Address of comparable property | Price       | Date of sale |
|--------------------------------|-------------|--------------|
| 40 Mcarthur St, Malvern Vic    | \$4,550,000 | 24/05/2026   |
|                                |             |              |
|                                |             |              |

This Statement of Information was prepared on:

09/06/2026