

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

Ground Floor/13 Euston Street, Malvern VIC 3144

Indicative selling price

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

Range between

\$4,000,000

&

\$4,400,000

Median sale price

Median price

\$650,000

Property Type

Unit

Suburb

Malvern

Period - From

28/10/2024

to

27/04/2025

Source

pdol

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
3/35 Huntingtower Rd, Armadale Vic	\$3,980,000	03/12/2024
6 Glenview Av Malvern	\$4,305,000	29/10/2024
59 Elizabeth St., Malvern	\$3,900,000	07/02/2025

This Statement of Information was prepared on:

28/04/2025