

# 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 83 Paxton Street, Malvern East Vic 3145

### Indicative selling price

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

Range between \$2,000,000 & \$2,100,000

### Median sale price

Median price \$2,130,000 Property Type House Suburb Malvern East

Period - From 01/01/2025 to 31/12/2025 Source REIV

### 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	35 Bruce St MALVERN EAST 3145	\$1,880,000	15/11/2025
2	380 Wattletree Rd MALVERN EAST 3145	\$2,010,000	13/09/2025
3	22 Nyora St MALVERN EAST 3145	\$2,405,000	06/09/2025

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: 25/02/2026 11:48



 3   
  2   
  2

**Property Type:** House  
**Land Size:** 586 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$2,000,000 - \$2,100,000  
**Median House Price**  
 Year ending December 2025: \$2,130,000

## Comparable Properties



**35 Bruce St MALVERN EAST 3145 (REI/VG)**

**Agent Comments**

 4   
  2   
  3

**Price:** \$1,880,000  
**Method:** Auction Sale  
**Date:** 15/11/2025  
**Property Type:** House (Res)  
**Land Size:** 557 sqm approx



**380 Wattletree Rd MALVERN EAST 3145 (REI/VG)**

**Agent Comments**

 4   
  2   
  2

**Price:** \$2,010,000  
**Method:** Auction Sale  
**Date:** 13/09/2025  
**Property Type:** House (Res)  
**Land Size:** 632 sqm approx



**22 Nyora St MALVERN EAST 3145 (REI/VG)**

**Agent Comments**

 3   
  1   
  4

**Price:** \$2,405,000  
**Method:** Auction Sale  
**Date:** 06/09/2025  
**Property Type:** House (Res)  
**Land Size:** 632 sqm approx

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