

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

3 Fell Crescent, Malvern East Vic 3145

Indicative selling price

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

Range between \$5,000,000 & \$5,500,000

Median sale price

Median price \$2,200,000 Property Type House Suburb Malvern East

Period - From 01/10/2025 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	26 Finch St MALVERN EAST 3145	\$5,635,000	28/10/2025
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: 12/03/2026 16:57

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 6  3  8

Property Type: House

Agent Comments

Indicative Selling Price

\$5,000,000 - \$5,500,000

Median House Price

December quarter 2025: \$2,200,000

Comparable Properties



26 Finch St MALVERN EAST 3145 (REI/VG)

Agent Comments

 4  3  3

Price: \$5,635,000

Method: Private Sale

Date: 28/10/2025

Property Type: House

Land Size: 871 sqm approx

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. There has only been one comparable sale within the last 6 months. 3 Fell Crescent, Malvern East is a six bedroom, three bathroom, eight car space house, with limited comparable sales that have transacted within the last 6 months.