

# 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

30 Shaftesbury Avenue, 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 \$3,500,000 & \$3,850,000

### Median sale price

Median price \$2,690,000 Property Type House Suburb Malvern

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	107 Stanhope St MALVERN 3144	\$4,350,000	28/10/2025
2	47 Erica Av GLEN IRIS 3146	\$4,250,000	16/09/2025
3	14 Aintree Rd GLEN IRIS 3146	\$4,332,000	13/09/2025

**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:

20/02/2026 20:56



5 3 3

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$3,500,000 - \$3,850,000

**Median House Price**

Year ending December 2025: \$2,690,000

## Comparable Properties



**107 Stanhope St MALVERN 3144 (REI/VG)**

Agent Comments

4 2 4

**Price:** \$4,350,000

**Method:** Auction Sale

**Date:** 28/10/2025

**Property Type:** House (Res)

**Land Size:** 557 sqm approx



**47 Erica Av GLEN IRIS 3146 (REI/VG)**

Agent Comments

5 4 4

**Price:** \$4,250,000

**Method:** Private Sale

**Date:** 16/09/2025

**Property Type:** House (Res)

**Land Size:** 632 sqm approx



**14 Aintree Rd GLEN IRIS 3146 (REI/VG)**

Agent Comments

4 3 3

**Price:** \$4,332,000

**Method:** Auction Sale

**Date:** 13/09/2025

**Property Type:** House (Res)

**Land Size:** 498 sqm approx

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