

# 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

2/2 Peak 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)

Single price \$1,895,000

### 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	21 Nicholas St ASHBURTON 3147	\$1,980,000	11/12/2025
2	1/25 Nicholas St ASHBURTON 3147	\$1,800,000	29/11/2025
3	28 Samarinda Av ASHBURTON 3147	\$1,815,000	04/10/2025

**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:

21/02/2026 15:35



4 3 2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,895,000

Median House Price

Year ending December 2025: \$2,130,000

## Comparable Properties



21 Nicholas St ASHBURTON 3147 (REI/VG)

Agent Comments

4 4 2

Price: \$1,980,000

Method: Private Sale

Date: 11/12/2025

Property Type: House

Land Size: 301 sqm approx



1/25 Nicholas St ASHBURTON 3147 (REI/VG)

Agent Comments

4 3 2

Price: \$1,800,000

Method: Auction Sale

Date: 29/11/2025

Property Type: Townhouse (Res)

Land Size: 307 sqm approx



28 Samarinda Av ASHBURTON 3147 (REI/VG)

Agent Comments

4 2 3

Price: \$1,815,000

Method: Auction Sale

Date: 04/10/2025

Property Type: House (Res)

Land Size: 273 sqm approx

Account - Marshall White | P: 03 9822 9999



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