

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 Forster Avenue, Malvern East Vic 3145

Indicative selling price

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

Range between \$1,900,000 & \$2,090,000

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	18 Berrima Av MALVERN EAST 3145	\$1,870,000	06/12/2025
2	20 Belgrave Rd MALVERN EAST 3145	\$2,000,000	19/11/2025
3	11 Serrell St MALVERN EAST 3145	\$2,150,000	27/08/2025

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:

16/02/2026 10:35



3 1 2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,900,000 - \$2,090,000

Median House Price

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

Comparable Properties



18 Berrima Av MALVERN EAST 3145 (REI)

Agent Comments

5 2 2

Price: \$1,870,000

Method: Auction Sale

Date: 06/12/2025

Property Type: House (Res)

Land Size: 697 sqm approx



20 Belgrave Rd MALVERN EAST 3145 (VG)

Agent Comments

3 - -

Price: \$2,000,000

Method: Sale

Date: 19/11/2025

Property Type: House (Res)

Land Size: 714 sqm approx



11 Serrell St MALVERN EAST 3145 (REI/VG)

Agent Comments

4 2 2

Price: \$2,150,000

Method: Sold Before Auction

Date: 27/08/2025

Property Type: House (Res)

Land Size: 658 sqm approx

Account - Jellis Craig | P: 03 9864 5000