

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

9 Davies Street, Malvern East Vic 3145

Indicative selling price

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

Range between \$3,900,000 & \$4,100,000

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	56 Paxton St MALVERN EAST 3145	\$4,150,000	29/11/2025
2	1 Vickery St MALVERN EAST 3145	\$4,060,000	20/11/2025
3	20 The Avenue MALVERN EAST 3145	\$4,100,000	30/08/2025

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 12:27



4 2 3

Property Type: House

Agent Comments

Indicative Selling Price \$3,900,000 - \$4,100,000
Median House Price Year ending December 2025: \$2,130,000

Comparable Properties



56 Paxton St MALVERN EAST 3145 (REI)

Agent Comments

4 2 3

Price: \$4,150,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House (Res)



1 Vickery St MALVERN EAST 3145 (REI)

Agent Comments

4 2 3

Price: \$4,060,000
Method: Auction Sale
Date: 20/11/2025
Property Type: House (Res)
Land Size: 892 sqm approx



20 The Avenue MALVERN EAST 3145 (VG)

Agent Comments

5 - -

Price: \$4,100,000
Method: Sale
Date: 30/08/2025
Property Type: House (Res)
Land Size: 697 sqm approx

Account - Jellis Craig | P: 03 9864 5000



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