

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

15 Illowa Street, Malvern East Vic 3145

Indicative selling price

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

Range between \$2,425,000

&

\$2,575,000

Median sale price

Median price \$2,150,000

Property Type House

Suburb Malvern East

Period - From 11/02/2025

to 10/02/2026

Source Property Data

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	1/7 St Georges Cr ASHBURTON 3147	\$2,040,000	25/10/2025
2	204/2a Nyora St MALVERN EAST 3145	\$2,600,000	29/09/2025
3	2/11 Tollington Av MALVERN EAST 3145	\$2,375,000	12/08/2025

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:

11/02/2026 14:44



Property Type: Land (Res)
Land Size: 555 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,425,000 - \$2,575,000
Median House Price
 11/02/2025 - 10/02/2026: \$2,150,000

Comparable Properties



1/7 St Georges Cr ASHBURTON 3147 (VG)

Agent Comments



Price: \$2,040,000
Method: Sale
Date: 25/10/2025
Property Type: Flat/Unit/Apartment (Res)

204/2a Nyora St MALVERN EAST 3145 (VG)

Agent Comments



Price: \$2,600,000
Method: Sale
Date: 29/09/2025
Property Type: Strata Unit/Flat



2/11 Tollington Av MALVERN EAST 3145 (RE/VG)

Agent Comments



Price: \$2,375,000
Method: Private Sale
Date: 12/08/2025
Property Type: Villa

Account - Marshall White | P: 03 9822 9999