

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

17 Mountfield Avenue, Malvern East Vic 3145

Indicative selling price

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

Range between

\$1,370,000

 &

\$1,505,000

Median sale price

Median price

\$2,200,000

 Property Type

House

 Suburb

Malvern East

Period - From

01/10/2025

 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	29 Argyll St MALVERN EAST 3145	\$1,480,000	03/12/2025
2	19 Lancaster St ASHBURTON 3147	\$1,480,000	13/09/2025
3	4 Mitchell Av ASHWOOD 3147	\$1,405,000	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:

09/02/2026 14:46



3 1 3

Property Type: House

Agent Comments

Indicative Selling Price

\$1,370,000 - \$1,505,000

Median House Price

December quarter 2025: \$2,200,000

Comparable Properties



29 Argyll St MALVERN EAST 3145 (REI/VG)

Agent Comments

3 1 2

Price: \$1,480,000

Method: Sold Before Auction

Date: 03/12/2025

Property Type: House (Res)

Land Size: 651 sqm approx



19 Lancaster St ASHBURTON 3147 (REI/VG)

Agent Comments

3 1 3

Price: \$1,480,000

Method: Auction Sale

Date: 13/09/2025

Property Type: House

Land Size: 653 sqm approx



4 Mitchell Av ASHWOOD 3147 (REI/VG)

Agent Comments

3 1 3

Price: \$1,405,000

Method: Auction Sale

Date: 13/09/2025

Property Type: House (Res)

Land Size: 638 sqm approx

Account - Woodards South Yarra | P: 03 9866 4411 | F: 03 9866 4504