

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

13 Forster Avenue, Malvern East Vic 3145

Indicative selling price

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

Single price \$2,695,000

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	35 Nirvana Av MALVERN EAST 3145	\$2,860,000	25/10/2025
2	92 Brunel St MALVERN EAST 3145	\$2,660,000	23/08/2025
3	4 Emo Rd MALVERN EAST 3145	\$2,650,000	13/08/2025

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:

06/02/2026 09:35



 5  3  2

Property Type: House (Res)

Land Size: 736 sqm approx

Agent Comments

Indicative Selling Price

\$2,695,000

Median House Price

December quarter 2025: \$2,200,000

Comparable Properties



35 Nirvana Av MALVERN EAST 3145 (REI/VG)

Agent Comments

 4  3  2

Price: \$2,860,000

Method: Auction Sale

Date: 25/10/2025

Property Type: House (Res)

Land Size: 662 sqm approx



92 Brunel St MALVERN EAST 3145 (REI/VG)

Agent Comments

 4  2  2

Price: \$2,660,000

Method: Auction Sale

Date: 23/08/2025

Property Type: House (Res)

Land Size: 585 sqm approx



4 Emo Rd MALVERN EAST 3145 (REI/VG)

Agent Comments

 4  2  2

Price: \$2,650,000

Method: Private Sale

Date: 13/08/2025

Property Type: House

Land Size: 711 sqm approx

Account - Marshall White | P: 03 9822 9999



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