

# 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

21 Brunel Street, Malvern East Vic 3145

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$4,000,000 & \$4,400,000

### 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	23 Hope St GLEN IRIS 3146	\$4,400,000	25/11/2025
2	107 Stanhope St MALVERN 3144	\$4,350,000	28/10/2025
3	47 Erica Av GLEN IRIS 3146	\$4,250,000	16/09/2025

**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:

06/02/2026 09:27



4 bedrooms, 3 bathrooms, 3 cars

**Property Type:** Divorce/Estate/Family Transfers  
**Land Size:** 651 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$4,000,000 - \$4,400,000  
**Median House Price**  
December quarter 2025: \$2,200,000

## Comparable Properties



23 Hope St GLEN IRIS 3146 (REI)

[Agent Comments](#)

5 bedrooms, 3 bathrooms, 3 cars

**Price:** \$4,400,000  
**Method:** Auction Sale  
**Date:** 25/11/2025  
**Property Type:** House (Res)



107 Stanhope St MALVERN 3144 (REI/VG)

[Agent Comments](#)

4 bedrooms, 2 bathrooms, 4 cars

**Price:** \$4,350,000  
**Method:** Auction Sale  
**Date:** 28/10/2025  
**Property Type:** House (Res)  
**Land Size:** 557 sqm approx



47 Erica Av GLEN IRIS 3146 (REI/VG)

[Agent Comments](#)

5 bedrooms, 4 bathrooms, 4 cars

**Price:** \$4,250,000  
**Method:** Private Sale  
**Date:** 16/09/2025  
**Property Type:** House (Res)  
**Land Size:** 632 sqm approx