

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 46 Sycamore Street, Malvern East Vic 3145

Indicative selling price

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

Range between \$1,650,000 & \$1,750,000

Median sale price

Median price \$1,270,000 Property Type Townhouse Suburb Malvern East

Period - From 23/01/2025 to 22/01/2026 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 | 2/6 Mons St GLEN IRIS 3146 | \$1,650,000 | 12/10/2025 |
| 2 | 72a Serrell St MALVERN EAST 3145 | \$1,730,000 | 26/07/2025 |
| 3 | | | |

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 January 2026



4 4 2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$1,650,000 - \$1,750,000
Median Townhouse Price
23/01/2025 - 22/01/2026: \$1,270,000

Comparable Properties



2/6 Mons St GLEN IRIS 3146 (REI/VG)

Agent Comments

4 3 2

Price: \$1,650,000
Method: Private Sale
Date: 12/10/2025
Property Type: Townhouse (Res)



72a Serrell St MALVERN EAST 3145 (REI/VG)

Agent Comments

3 3 2

Price: \$1,730,000
Method: Private Sale
Date: 26/07/2025
Property Type: Townhouse (Single)

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.

Account - Buxton Balwyn-Canterbury | P: 03 9006 8977