

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

3/4 Repton Road, Malvern East Vic 3145

Indicative selling price

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

Single price \$1,650,000

Median sale price

Median price \$2,060,000

Property Type House

Suburb Malvern East

Period - From 01/10/2024

to 30/09/2025

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	7/50 Grant St MALVERN EAST 3145	\$1,500,000	29/11/2025
2	2/170 Finch St GLEN IRIS 3146	\$1,617,500	19/11/2025
3	2/136 Darling Rd MALVERN EAST 3145	\$1,555,000	23/09/2025

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:

08/12/2025 11:19



3 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,650,000

Median House Price

Year ending September 2025: \$2,060,000

Comparable Properties



7/50 Grant St MALVERN EAST 3145 (REI)

Agent Comments

3 1 1

Price: \$1,500,000

Method: Auction Sale

Date: 29/11/2025

Property Type: Unit



2/170 Finch St GLEN IRIS 3146 (REI)

Agent Comments

3 2 2

Price: \$1,617,500

Method: Auction Sale

Date: 19/11/2025

Property Type: House (Res)

2/136 Darling Rd MALVERN EAST 3145 (VG)

Agent Comments

3 - -

Price: \$1,555,000

Method: Sale

Date: 23/09/2025

Property Type: Retail (Com)

Land Size: 115 sqm approx

Account - Jellis Craig | P: 03 9864 5000