

# 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

11 Abbotsford Avenue, Malvern East Vic 3145
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### Indicative selling price

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

Range between 

\$1,550,000
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 & 

\$1,650,000
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### Median sale price

Median price 

\$2,252,500
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 Property Type 

House
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 Suburb 

Malvern East
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Period - From 

24/02/2025
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 to 

23/02/2026
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 Source 

Property Data
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### 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	6 The Rialto MALVERN EAST 3145	\$1,600,000	08/01/2026
2	20 Green Gables Av MALVERN EAST 3145	\$1,701,000	06/09/2025
3	27 Argyll St MALVERN EAST 3145	\$1,610,000	06/09/2025

**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: 

24/02/2026 16:21
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 3  1  2

**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 626 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,550,000 - \$1,650,000  
**Median House Price**  
 24/02/2025 - 23/02/2026: \$2,252,500

## Comparable Properties



**6 The Rialto MALVERN EAST 3145 (REI)**

Agent Comments

 3  1  2

**Price:** \$1,600,000  
**Method:** Private Sale  
**Date:** 08/01/2026  
**Property Type:** House (Res)  
**Land Size:** 709 sqm approx



**20 Green Gables Av MALVERN EAST 3145 (REI/VG)**

Agent Comments

 4  2  4

**Price:** \$1,701,000  
**Method:** Auction Sale  
**Date:** 06/09/2025  
**Property Type:** House (Res)  
**Land Size:** 703 sqm approx



**27 Argyll St MALVERN EAST 3145 (REI/VG)**

Agent Comments

 4  2  3

**Price:** \$1,610,000  
**Method:** Auction Sale  
**Date:** 06/09/2025  
**Property Type:** House (Res)  
**Land Size:** 650 sqm approx

Account - FITCH PARTNERS PTY LTD | P: 0391149888



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