

# 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

27 Anderson 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 \$2,700,000 & \$2,970,000

### Median sale price

Median price \$2,152,500 Property Type House Suburb Malvern East

Period - From 19/02/2025 to 18/02/2026 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	24 Hope St GLEN IRIS 3146	\$2,800,000	12/12/2025
2	8 White St GLEN IRIS 3146	\$2,800,000	12/12/2025
3	8 Belmont Av GLEN IRIS 3146	\$2,920,000	28/10/2025

**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:

19/02/2026 14:09



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$2,700,000 - \$2,970,000  
**Median House Price**  
19/02/2025 - 18/02/2026: \$2,152,500

## Comparable Properties



**24 Hope St GLEN IRIS 3146 (VG)**

Agent Comments



**Price:** \$2,800,000  
**Method:** Sale  
**Date:** 12/12/2025  
**Property Type:** House (Res)  
**Land Size:** 556 sqm approx



**8 White St GLEN IRIS 3146 (REI)**

Agent Comments



**Price:** \$2,800,000  
**Method:** Private Sale  
**Date:** 12/12/2025  
**Property Type:** House



**8 Belmont Av GLEN IRIS 3146 (REI)**

Agent Comments



**Price:** \$2,920,000  
**Method:** Private Sale  
**Date:** 28/10/2025  
**Property Type:** House (Res)  
**Land Size:** 950 sqm approx

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