

# 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

41 Kerferd 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 \$3,900,000 & \$4,100,000

### 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	10 Jordan St MALVERN 3144	\$4,200,000	12/11/2025
2	14 Aintree Rd GLEN IRIS 3146	\$4,332,000	13/09/2025
3	8a Central Park Rd MALVERN EAST 3145	\$4,520,000	13/09/2025

**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:

17/02/2026 10:24



 4   
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**Property Type:** House

[Agent Comments](#)

**Indicative Selling Price**

\$3,900,000 - \$4,100,000

**Median House Price**

December quarter 2025: \$2,200,000

## Comparable Properties



**10 Jordan St MALVERN 3144 (REI)**

[Agent Comments](#)

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  1

**Price:** \$4,200,000

**Method:** Private Sale

**Date:** 12/11/2025

**Property Type:** House (Res)



**14 Aintree Rd GLEN IRIS 3146 (REI/VG)**

[Agent Comments](#)

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  3

**Price:** \$4,332,000

**Method:** Auction Sale

**Date:** 13/09/2025

**Property Type:** House (Res)

**Land Size:** 498 sqm approx



**8a Central Park Rd MALVERN EAST 3145 (REI)**

[Agent Comments](#)

 4   
  2   
  2

**Price:** \$4,520,000

**Method:** Auction Sale

**Date:** 13/09/2025

**Property Type:** House (Res)

**Land Size:** 606 sqm approx

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