

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

1/41 Paxton Street, Malvern East Vic 3145

Indicative selling price

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

Range between

\$750,000

&

\$800,000

Median sale price

Median price

\$615,000

Property Type

Unit

Suburb

Malvern East

Period - From

04/03/2025

to

03/03/2026

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	2/3-5 Valency Rd GLEN IRIS 3146	\$800,000	21/02/2026
2	3/38 Munster Av CARNEGIE 3163	\$795,000	06/11/2025
3	1/12 Osborne Av GLEN IRIS 3146	\$800,000	15/10/2025

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:

04/03/2026 14:51

Anthony Fordham
9593 4500
0408 107 514

anthonyfordham@jellisrcraig.com.au

Indicative Selling Price

\$750,000 - \$800,000

Median Unit Price

04/03/2025 - 03/03/2026: \$615,000



2 1 2

Property Type: Unit

Comparable Properties



2/3-5 Valency Rd GLEN IRIS 3146 (REI)

Agent Comments

2 1 1

Price: \$800,000

Method: Auction Sale

Date: 21/02/2026

Property Type: Apartment



3/38 Munster Av CARNEGIE 3163 (REI)

Agent Comments

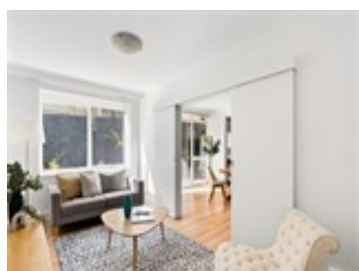
2 1 1

Price: \$795,000

Method: Private Sale

Date: 06/11/2025

Property Type: Unit



1/12 Osborne Av GLEN IRIS 3146 (REI)

Agent Comments

2 1 2

Price: \$800,000

Method: Private Sale

Date: 15/10/2025

Property Type: Apartment

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604