

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

13 Bruce Street, Malvern East Vic 3145

Indicative selling price

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

Range between \$1,800,000 & \$1,900,000

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	2/56-58 Brunel St MALVERN EAST 3145	\$1,895,000	16/12/2025
2	21 Nicholas St ASHBURTON 3147	\$1,980,000	11/12/2025
3	144a Ashburn Gr ASHBURTON 3147	\$1,862,000	08/11/2025

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:

03/03/2026 15:01



4 3 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,800,000 - \$1,900,000

Median House Price

December quarter 2025: \$2,200,000

Comparable Properties



2/56-58 Brunel St MALVERN EAST 3145 (REI)

Agent Comments

3 2 2

Price: \$1,895,000

Method: Private Sale

Date: 16/12/2025

Property Type: House



21 Nicholas St ASHBURTON 3147 (REI/VG)

Agent Comments

4 4 2

Price: \$1,980,000

Method: Private Sale

Date: 11/12/2025

Property Type: House

Land Size: 301 sqm approx



144a Ashburn Gr ASHBURTON 3147 (REI/VG)

Agent Comments

4 3 2

Price: \$1,862,000

Method: Auction Sale

Date: 08/11/2025

Property Type: Townhouse (Res)

Land Size: 375 sqm approx

Account - Marshall White | P: 03 9822 9999



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