

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 2/4 Carmelo Avenue, Malvern East Vic 3145

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$605,000 Property Type Unit Suburb Malvern East

Period - From 01/01/2025 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	14a Sycamore St MALVERN EAST 3145	\$1,035,000	08/12/2025
2	1/21 Rebecca Rd MALVERN EAST 3145	\$995,000	27/11/2025
3	1/7 Carrum St MALVERN EAST 3145	\$1,000,000	18/11/2025

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 08:19



3 2 2

Property Type: Unit

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median Unit Price

Year ending December 2025: \$605,000

Comparable Properties



14a Sycamore St MALVERN EAST 3145 (REI/VG)

Agent Comments

3 2 1

Price: \$1,035,000

Method: Private Sale

Date: 08/12/2025

Property Type: Townhouse (Res)

Land Size: 184 sqm approx



1/21 Rebecca Rd MALVERN EAST 3145 (REI/VG)

Agent Comments

3 2 2

Price: \$995,000

Method: Private Sale

Date: 27/11/2025

Property Type: Unit

Land Size: 228 sqm approx



1/7 Carrum St MALVERN EAST 3145 (REI/VG)

Agent Comments

2 2 2

Price: \$1,000,000

Method: Sold Before Auction

Date: 18/11/2025

Property Type: Villa

Account - Marshall White | P: 03 9822 9999