

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

33 Dixon Street, Malvern Vic 3144

Indicative selling price

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

Single price

\$3,450,000

Median sale price

Median price

\$2,690,000

Property Type

House

Suburb

Malvern

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	36 Hunter St MALVERN 3144	\$3,500,000	14/02/2026
2	13 Nicholls St MALVERN 3144	\$3,330,000	13/09/2025
3			

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:

28/02/2026 14:44



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Property Type: House

Agent Comments

Indicative Selling Price

\$3,450,000

Median House Price

Year ending December 2025: \$2,690,000

Comparable Properties



36 Hunter St MALVERN 3144 (REI)

Agent Comments

4 2 2

Price: \$3,500,000

Method: Auction Sale

Date: 14/02/2026

Property Type: House (Res)

Land Size: 641 sqm approx



13 Nicholls St MALVERN 3144 (REI/VG)

Agent Comments

4 2 -

Price: \$3,330,000

Method: Auction Sale

Date: 13/09/2025

Property Type: House (Res)

Land Size: 305 sqm approx

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.