

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

3 Elizabeth Street, Malvern Vic 3144

Indicative selling price

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

Range between \$2,550,000 & \$2,650,000

Median sale price

Median price \$2,755,000 Property Type House Suburb Malvern

Period - From 20/02/2025 to 19/02/2026 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	9 Parkside St MALVERN 3144	\$2,475,000	20/12/2025
2	39a Armadale St ARMADALE 3143	\$2,700,000	10/12/2025
3	298 Wattletree Rd MALVERN EAST 3145	\$2,595,000	20/09/2025

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:

20/02/2026 16:51



4 4 2

Property Type: House

Agent Comments

Indicative Selling Price

\$2,550,000 - \$2,650,000

Median House Price

20/02/2025 - 19/02/2026: \$2,755,000

Comparable Properties



9 Parkside St MALVERN 3144 (REI)

Agent Comments

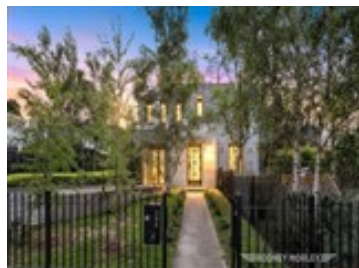
3 2 2

Price: \$2,475,000

Method: Private Sale

Date: 20/12/2025

Property Type: House (Res)



39a Armadale St ARMADALE 3143 (REI)

Agent Comments

3 2 2

Price: \$2,700,000

Method: Private Sale

Date: 10/12/2025

Property Type: Townhouse (Single)



298 Wattletree Rd MALVERN EAST 3145 (REI/VG)

Agent Comments

3 2 1

Price: \$2,595,000

Method: Auction Sale

Date: 20/09/2025

Property Type: House (Res)

Land Size: 362 sqm approx

Account - Jellis Craig | P: 03 9864 5000