

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

18a Ferncroft Avenue, Malvern East Vic 3145

Indicative selling price

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

Range between \$3,200,000 & \$3,400,000

Median sale price

Median price \$2,250,000 Property Type House Suburb Malvern East

Period - From 06/03/2025 to 05/03/2026 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	11 Ferndale Rd GLEN IRIS 3146	\$3,350,000	06/12/2025
2	58 Ardrie Rd MALVERN EAST 3145	\$3,405,000	25/10/2025
3	96 Valley Pde GLEN IRIS 3146	\$3,325,000	06/09/2025

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: 06/03/2026 13:52



4 4 2

Property Type: House (Res)

Land Size: 600 sqm approx

Agent Comments

Indicative Selling Price

\$3,200,000 - \$3,400,000

Median House Price

06/03/2025 - 05/03/2026: \$2,250,000

Comparable Properties



11 Ferndale Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

4 2 2

Price: \$3,350,000

Method: Private Sale

Date: 06/12/2025

Property Type: House

Land Size: 697 sqm approx



58 Ardrie Rd MALVERN EAST 3145 (REI/VG)

Agent Comments

4 2 1

Price: \$3,405,000

Method: Auction Sale

Date: 25/10/2025

Property Type: House (Res)

Land Size: 501 sqm approx



96 Valley Pde GLEN IRIS 3146 (REI/VG)

Agent Comments

4 2 2

Price: \$3,325,000

Method: Auction Sale

Date: 06/09/2025

Property Type: House (Res)

Land Size: 375 sqm approx

Account - Marshall White | P: 03 9822 9999



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