

# 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

4 Dalny Street, Malvern Vic 3144

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$3,000,000 & \$3,300,000

### Median sale price

Median price \$2,982,500 Property Type House Suburb Malvern

Period - From 01/01/2026 to 31/03/2026 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	3 Walnut St MALVERN 3144	\$2,800,000	05/04/2026
2	24 Park St MALVERN 3144	\$3,025,000	26/01/2026
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: 14/04/2026 12:11



4 2 2

**Property Type:** House

**Agent Comments**

**Indicative Selling Price**

\$3,000,000 - \$3,300,000

**Median House Price**

March quarter 2026: \$2,982,500

## Comparable Properties



**3 Walnut St MALVERN 3144 (REI)**

**Agent Comments**

4 3 2

**Price:** \$2,800,000

**Method:** Private Sale

**Date:** 05/04/2026

**Property Type:** House



**24 Park St MALVERN 3144 (REI/VG)**

**Agent Comments**

3 3 3

**Price:** \$3,025,000

**Method:** Private Sale

**Date:** 26/01/2026

**Property Type:** House

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.

**Account - Jellis Craig | P: 03 9864 5000**



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