

# 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 Albert Street, Malvern East Vic 3145

### Indicative selling price

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

Range between \$2,800,000 & \$3,000,000

### Median sale price

Median price \$2,170,000 Property Type House Suburb Malvern East

Period - From 22/05/2025 to 21/05/2026 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	50 Ardrie Rd MALVERN EAST 3145	\$2,900,000	14/03/2026
2	20 Boston Av MALVERN EAST 3145	\$3,000,000	16/12/2025
3	85 Paxton St MALVERN EAST 3145	\$2,975,000	03/12/2025

**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:

22/05/2026 10:17



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**Rooms:** 9  
**Property Type:** House  
**Land Size:** 650 sqm approx  
Agent Comments

**Indicative Selling Price**

\$2,800,000 - \$3,000,000

**Median House Price**

22/05/2025 - 21/05/2026: \$2,170,000

## Comparable Properties



**50 Ardrie Rd MALVERN EAST 3145 (REI)**

Agent Comments

4   3   1

**Price:** \$2,900,000  
**Method:** Auction Sale  
**Date:** 14/03/2026  
**Property Type:** House (Res)  
**Land Size:** 351 sqm approx



**20 Boston Av MALVERN EAST 3145 (REI/VG)**

Agent Comments

4   3   3

**Price:** \$3,000,000  
**Method:** Private Sale  
**Date:** 16/12/2025  
**Property Type:** House  
**Land Size:** 640 sqm approx



**85 Paxton St MALVERN EAST 3145 (REI)**

Agent Comments

5   2   4

**Price:** \$2,975,000  
**Method:** Private Sale  
**Date:** 03/12/2025  
**Property Type:** House