

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 Spring Road, Malvern Vic 3144

Indicative selling price

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

Range between &

Median sale price

Median price Property Type Suburb
Period - From to Source

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 Boyanda Rd GLEN IRIS 3146	\$5,250,000	15/10/2025
2	13 Chesterfield Av MALVERN 3144	\$5,250,000	26/08/2025
3	16 Meredith St MALVERN 3144	\$5,500,000	13/08/2025

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:

Nicole French
03 9832 4716
0417 571 505

nicole.french@marshallwhite.com.au



4



4



2

Property Type: House (Res)

Land Size: 836 sqm approx

Agent Comments

Indicative Selling Price

\$5,000,000 - \$5,500,000

Median House Price

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

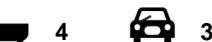
Comparable Properties



9 Boyanda Rd GLEN IRIS 3146 (REI/VG)



6



4



3

Agent Comments

Price: \$5,250,000

Method: Private Sale

Date: 15/10/2025

Property Type: House (Res)

Land Size: 985 sqm approx



13 Chesterfield Av MALVERN 3144 (VG)



5



-



-

Agent Comments

Price: \$5,250,000

Method: Sale

Date: 26/08/2025

Property Type: House (Res)

Land Size: 729 sqm approx



16 Meredith St MALVERN 3144 (REI/VG)



5



3



3

Agent Comments

Price: \$5,500,000

Method: Private Sale

Date: 13/08/2025

Property Type: House

Land Size: 632 sqm approx

Account - Marshall White | P: 03 9822 9999