

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 \$5,000,000

&

\$5,500,000

Median sale price

Median price \$2,690,000

Property Type House

Suburb Malvern

Period - From 01/01/2025

to

31/12/2025

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	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:

28/01/2026 17:36

4 Spring Road, Malvern Vic 3144

MARSHALL WHITE

Nicole French
03 9832 4716
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Indicative Selling Price

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

Median House Price

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



4 4 2

Property Type: House (Res)

Land Size: 836 sqm approx

Agent Comments

Comparable Properties



9 Boyanda Rd GLEN IRIS 3146 (RE/VG)

Agent Comments

6 4 3

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)

Agent Comments

5 - -

Price: \$5,250,000

Method: Sale

Date: 26/08/2025

Property Type: House (Res)

Land Size: 729 sqm approx



16 Meredith St MALVERN 3144 (RE/VG)

Agent Comments

5 3 3

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



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