

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

12 Carmelo Avenue, Malvern East Vic 3145

Indicative selling price

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

Single price

\$1,550,000

Median sale price

Median price

\$2,150,000

Property Type

House

Suburb

Malvern East

Period - From

22/07/2025

to

21/07/2026

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	53 Argyll St MALVERN EAST 3145	\$1,441,220	23/06/2026
2	2a Sydare Av MALVERN EAST 3145	\$1,530,000	13/06/2026
3	9 Rob Roy Rd MALVERN EAST 3145	\$1,503,000	28/02/2026

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:

22/07/2026 16:37



4
 2
 3

Property Type: House
Land Size: 843 sqm approx
Agent Comments

Indicative Selling Price

\$1,550,000

Median House Price

22/07/2025 - 21/07/2026: \$2,150,000

Comparable Properties



53 Argyll St MALVERN EAST 3145 (REI)

Agent Comments

3
 2
 2

Price: \$1,441,220
Method: Private Sale
Date: 23/06/2026
Property Type: House
Land Size: 650 sqm approx



2a Sydare Av MALVERN EAST 3145 (REI)

Agent Comments

4
 2
 2

Price: \$1,530,000
Method: Private Sale
Date: 13/06/2026
Property Type: House (Res)
Land Size: 535 sqm approx



9 Rob Roy Rd MALVERN EAST 3145 (REI/VG)

Agent Comments

3
 2
 2

Price: \$1,503,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 603 sqm approx

Account - FITCH PARTNERS PTY LTD | P: 0391149888