

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 Serrell Street, Malvern East Vic 3145

Indicative selling price

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

Single price

\$2,920,000

Median sale price

Median price

\$2,025,000

Property Type

House

Suburb

Malvern East

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	36 Macgregor St MALVERN EAST 3145	\$3,060,000	08/05/2026
2	17 Brunel St MALVERN EAST 3145	\$3,020,000	28/03/2026
3	47 Nirvana Av MALVERN EAST 3145	\$2,850,000	22/12/2025

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:

12/05/2026 14:56

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4 2 2

Property Type: House
Land Size: 650 sqm approx
Agent Comments

Indicative Selling Price
\$2,920,000
Median House Price
March quarter 2026: \$2,025,000

Comparable Properties

36 Macgregor St MALVERN EAST 3145 (REI)

[Agent Comments](#)

5 3 3

Price: \$3,060,000
Method:
Date: 08/05/2026
Property Type: House



17 Brunel St MALVERN EAST 3145 (REI)

[Agent Comments](#)

4 3 2

Price: \$3,020,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)
Land Size: 674 sqm approx

47 Nirvana Av MALVERN EAST 3145 (VG)

[Agent Comments](#)

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Price: \$2,850,000
Method: Sale
Date: 22/12/2025
Property Type: House (Res)
Land Size: 660 sqm approx

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480