

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

Range between

\$1,510,000

&

\$1,540,000

Median sale price

Median price

\$2,085,000

Property Type

House

Suburb

Malvern East

Period - From

08/09/2025

to

07/09/2026

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	54 Midlothian St MALVERN EAST 3145	\$1,540,000	29/08/2026
2	53 Argyll St MALVERN EAST 3145	\$1,441,220	23/06/2026
3	3 Ayr Av MALVERN EAST 3145	\$1,410,000	30/05/2026

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:

08/09/2026 14:29



4
 2
 3

Rooms: 7

Property Type: House

Land Size: 843 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$1,510,000 - \$1,540,000

Median House Price

08/09/2025 - 07/09/2026: \$2,085,000

Comparable Properties



54 Midlothian St MALVERN EAST 3145 (REI)

[Agent Comments](#)

4
 4
 2

Price: \$1,540,000

Method: Auction Sale

Date: 29/08/2026

Property Type: House (Res)

Land Size: 663 sqm approx



53 Argyll St MALVERN EAST 3145 (REI/VG)

[Agent Comments](#)

3
 2
 2

Price: \$1,441,220

Method: Private Sale

Date: 23/06/2026

Property Type: House

Land Size: 650 sqm approx



3 Ayr Av MALVERN EAST 3145 (REI)

[Agent Comments](#)

3
 1
 2

Price: \$1,410,000

Method: Auction Sale

Date: 30/05/2026

Property Type: House (Res)

Land Size: 696 sqm approx

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