

# 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 Anfield Court, Malvern East Vic 3145

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,500,000 & \$1,650,000

### 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	41 Castlebar Rd MALVERN EAST 3145	\$1,600,000	20/04/2026
2	9 Rob Roy Rd MALVERN EAST 3145	\$1,503,000	28/02/2026
3	4 Anfield Ct MALVERN EAST 3145	\$147,000	16/12/1992

**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: 05/06/2026 11:54

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**Indicative Selling Price**

\$1,500,000 - \$1,650,000

**Median House Price**

March quarter 2026: \$2,025,000



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 743 sqm approx

Agent Comments

## Comparable Properties



**41 Castlebar Rd MALVERN EAST 3145 (REI)**

Agent Comments



**Price:** \$1,600,000

**Method:** Sold Before Auction

**Date:** 20/04/2026

**Property Type:** House (Res)

**Land Size:** 618 sqm approx



**9 Rob Roy Rd MALVERN EAST 3145 (REI)**

Agent Comments



**Price:** \$1,503,000

**Method:** Auction Sale

**Date:** 28/02/2026

**Property Type:** House (Res)

**Land Size:** 603 sqm approx

**4 Anfield Ct MALVERN EAST 3145 (VG)**

Agent Comments



**Price:** \$147,000

**Method:** Sale

**Date:** 16/12/1992

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 743 sqm approx

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