

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

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

Median sale price

Median price \$2,085,000 Property Type House Suburb Malvern East

Period - From 11/06/2025 to 10/06/2026 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	1413 Dandenong Rd MALVERN EAST 3145	\$1,688,000	15/05/2026
2	1/37 Willesden Rd HUGHESDALE 3166	\$1,500,000	28/03/2026
3	40 Mawarra Cr CHADSTONE 3148	\$1,510,000	13/12/2025

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: 11/06/2026 16:18

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Indicative Selling Price

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

Median House Price

11/06/2025 - 10/06/2026: \$2,085,000



Property Type: House (Previously Occupied - Detached)

Land Size: 743 sqm approx

Agent Comments

Comparable Properties



1413 Dandenong Rd MALVERN EAST 3145 (REI)

Agent Comments



Price: \$1,688,000

Method: Private Sale

Date: 15/05/2026

Property Type: House (Res)



1/37 Willesden Rd HUGHESDALE 3166 (REI/VG)

Agent Comments



Price: \$1,500,000

Method: Auction Sale

Date: 28/03/2026

Property Type: House (Res)



40 Mawarra Cr CHADSTONE 3148 (REI/VG)

Agent Comments



Price: \$1,510,000

Method: Auction Sale

Date: 13/12/2025

Property Type: House (Res)

Land Size: 607 sqm approx

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