

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

3 Sweetbox Walk, Malvern East Vic 3145

Indicative selling price

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

Range between \$1,360,000

&

\$1,460,000

Median sale price

Median price \$1,223,000

Property Type Townhouse

Suburb Malvern East

Period - From 18/06/2024

to

17/06/2025

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	1/60 Winton Rd ASHBURTON 3147	\$1,470,000	03/06/2025
2	36a Truganini Rd CARNEGIE 3163	\$1,440,000	22/03/2025
3	1/173 Neerim Rd CARNEGIE 3163	\$1,410,000	15/03/2025

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:

18/06/2025 09:09

3 Sweetbox Walk, Malvern East Vic 3145

**Jellis
Craig**

Brian Pan

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Indicative Selling Price

\$1,360,000 - \$1,460,000

Median Townhouse Price

18/06/2024 - 17/06/2025: \$1,223,000



 4  3  2

Property Type: Townhouse

Agent Comments

Comparable Properties



1/60 Winton Rd ASHBURTON 3147 (REI)

Agent Comments

 4  2  2

Price: \$1,470,000

Method: Sold Before Auction

Date: 03/06/2025

Property Type: Townhouse (Res)

Land Size: 268 sqm approx



36a Truganini Rd CARNEGIE 3163 (REI)

Agent Comments

 4  3  2

Price: \$1,440,000

Method: Auction Sale

Date: 22/03/2025

Property Type: Townhouse (Single)



1/173 Neerim Rd CARNEGIE 3163 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,410,000

Method: Private Sale

Date: 15/03/2025

Property Type: Townhouse (Single)

Account - Jellis Craig | P: 03 88498088



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