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 betweer	\$1,360,000		&		\$1,460,000				
Median sale p	rice								
Median price	\$1,223,000	Pro	operty Type	Том	/nhouse		Suburb	Malvern East	
Period - From	18/06/2024	to	17/06/2025	1	So	urce	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.

Add	dress 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



Brian Pan



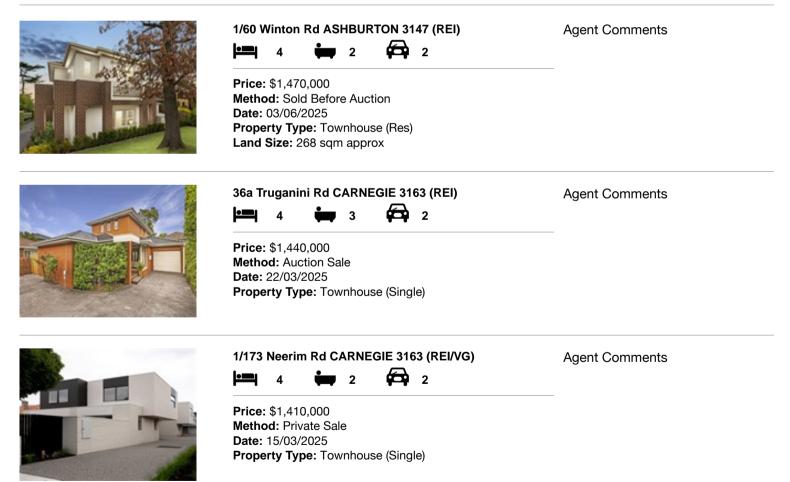


Property Type: Townhouse Agent Comments

8849 8088 0423 584 728 brianpan@jelliscraig.com.au

Indicative Selling Price \$1,360,000 - \$1,460,000 Median Townhouse Price 18/06/2024 - 17/06/2025: \$1,223,000

Comparable Properties



Account - Jellis Craig | P: 03 88498088



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