

# 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

307/1387 Malvern Road, Malvern Vic 3144

### Indicative selling price

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

Range between \$360,000

&

\$395,000

### Median sale price

Median price \$670,000

Property Type Unit

Suburb Malvern

Period - From 25/07/2024

to

24/07/2025

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	2/21 Thanet St MALVERN 3144	\$395,000	23/07/2025
2	402/14 Elizabeth St MALVERN 3144	\$392,000	20/06/2025
3	14/20 Bailey Av ARMADALE 3143	\$360,000	06/06/2025

**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:

25/07/2025 15:22

307/1387 Malvern Road, Malvern Vic 3144



Walter Summons

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**Indicative Selling Price**

\$360,000 - \$395,000

**Median Unit Price**

25/07/2024 - 24/07/2025: \$670,000



1 1 1

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**2/21 Thanet St MALVERN 3144 (REI)**

**Agent Comments**

1 1 1

**Price:** \$395,000

**Method:** Private Sale

**Date:** 23/07/2025

**Property Type:** Apartment



**402/14 Elizabeth St MALVERN 3144 (REI)**

**Agent Comments**

1 1 1

**Price:** \$392,000

**Method:** Private Sale

**Date:** 20/06/2025

**Property Type:** Apartment



**14/20 Bailey Av ARMADALE 3143 (REI/VG)**

**Agent Comments**

1 1 1

**Price:** \$360,000

**Method:** Sold Before Auction

**Date:** 06/06/2025

**Property Type:** Apartment

**Account - Belle Property Armadale** | P: 03 9509 0411 | F: 9500 9525



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