

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

3/48 Cawkwell Street, Malvern Vic 3144

Indicative selling price

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

Single price

\$339,000

Median sale price

Median price

\$650,000

Property Type

Unit

Suburb

Malvern

Period - From

01/04/2024

to

31/03/2025

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	9/77 Edgar St.N GLEN IRIS 3146	\$282,000	07/05/2025
2	30/61 Kooyong Rd ARMADALE 3143	\$305,000	26/03/2025
3	4/11 Belmont Av GLEN IRIS 3146	\$310,000	15/02/2025

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:

05/06/2025 16:47



1 1 1

Rooms: 2
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$339,000
Median Unit Price
Year ending March 2025: \$650,000

Comparable Properties



9/77 Edgar St. N GLEN IRIS 3146 (REI)

Agent Comments

1 1 1

Price: \$282,000
Method: Private Sale
Date: 07/05/2025
Property Type: Apartment



30/61 Kooyong Rd ARMADALE 3143 (REI/VG)

Agent Comments

1 1 -

Price: \$305,000
Method: Private Sale
Date: 26/03/2025
Property Type: Apartment



4/11 Belmont Av GLEN IRIS 3146 (REI/VG)

Agent Comments

1 1 1

Price: \$310,000
Method: Sold Before Auction
Date: 15/02/2025
Property Type: Apartment

Account - Marshall White | P: 03 9822 9999



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