

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/8 SPRING ROAD, MALVERN, VIC 3144

Indicative selling price

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

Price Range: \$900,000 to \$990,000

Median sale price

Median price

\$620,000

Property type

Unit

Suburb

MALVERN

Period

01 April 2025 to 30 June 2025

Source

pricfinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1/1 NORFOLK PL, MALVERN, VIC 3144	\$1,005,000	28/06/2025
4/1 NORFOLK PL, MALVERN, VIC 3144	\$915,000	07/05/2025
101/1220 MALVERN RD, MALVERN, VIC 3144	\$880,000	01/04/2025

This Statement of Information was prepared on: 02/07/2025