

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

4/2A BATES STREET MALVERN EAST VIC 3145

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$350,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$579,250

Property type

Unit

Suburb

Malvern East

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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 6 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

5/2A BATES STREET MALVERN EAST VIC 3145	\$297,000	03-Apr-25
3/2A BATES STREET MALVERN EAST VIC 3145	\$300,000	20-Mar-25

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 6 months.

This Statement of Information was prepared on: 12 June 2025



5/2A BATES STREET MALVERN EAST VIC 3145

1 1 1

Sold Price **\$297,000** Sold Date **03-Apr-25**

Distance **0km**



3/2A BATES STREET MALVERN EAST VIC 3145

1 1 1

Sold Price **\$300,000** Sold Date **20-Mar-25**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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