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	

Indicative selling price

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

Range between \$620,000	&	\$680,000
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Median sale price

Median price	\$597,500	Pro	perty Type	Unit		Suburb	Malvern East
Period - From	01/07/2024	to	30/06/2025		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

Add	dress of comparable property	Price	Date of sale
1	202/1094 Glen Huntly Rd GLEN HUNTLY 3163	\$685,000	19/07/2025
2	407/16 Woorayl St CARNEGIE 3163	\$669,000	09/07/2025
3	106/28 Watson Gr GLEN HUNTLY 3163	\$640,000	20/06/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	21/07/2025 12:40



JellisCraig





Property Type: Apartment **Agent Comments**

Indicative Selling Price \$620,000 - \$680,000 **Median Unit Price** Year ending June 2025: \$597,500

Comparable Properties



202/1094 Glen Huntly Rd GLEN HUNTLY 3163 (REI)

Agent Comments

Price: \$685,000 Method: Auction Sale Date: 19/07/2025

Property Type: Apartment



407/16 Woorayl St CARNEGIE 3163 (REI)

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Agent Comments

Price: \$669,000 Method: Private Sale Date: 09/07/2025

Property Type: Apartment



106/28 Watson Gr GLEN HUNTLY 3163 (REI)





Price: \$640,000 Method: Private Sale Date: 20/06/2025

Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9864 5000





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