

# 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

203/1269 High Street, Malvern Vic 3144

### Indicative selling price

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

Single price

\$2,250,000

### 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	2/48 Denbigh Rd ARMADALE 3143	\$2,200,000	31/05/2025
2	3/777 Malvern Rd TOORAK 3142	\$2,020,000	17/05/2025
3			

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:

23/06/2025 09:56



Property Type:  
Agent Comments

Indicative Selling Price  
\$2,250,000  
Median Unit Price  
Year ending March 2025: \$650,000

## Comparable Properties



2/48 Denbigh Rd ARMADALE 3143 (REI)

Agent Comments



Price: \$2,200,000  
Method: Auction Sale  
Date: 31/05/2025  
Property Type: Townhouse (Res)



3/777 Malvern Rd TOORAK 3142 (REI)

Agent Comments



Price: \$2,020,000  
Method: Auction Sale  
Date: 17/05/2025  
Property Type: Unit

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.

Account - Marshall White | P: 03 9822 9999



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