

## 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

2/21 THANET STREET MALVERN VIC 3144

### Indicative selling price

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

Single Price

\$399,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$673,000

Property type

Unit

Suburb

Malvern

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

5/35 CARROLL CRESCENT GLEN IRIS VIC 3146	\$405,000	09-May-25
4/9 ASCOT STREET MALVERN VIC 3144	\$407,500	17-Feb-25
12/23 KOORYONG ROAD ARMADALE VIC 3143	\$370,000	12-Jan-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: 20 June 2025



## 5/35 CARROLL CRESCENT GLEN IRIS VIC 3146

 1  1  1

Sold Price

**\$405,000**

Sold Date **09-May-25**

Distance **1.32km**



## 4/9 ASCOT STREET MALVERN VIC 3144

 1  1  1

Sold Price

**\$407,500**

Sold Date **17-Feb-25**

Distance **0.61km**



## 12/23 KOORYONG ROAD ARMADALE VIC 3143

 1  1  1

Sold Price

**\$370,000**

Sold Date **12-Jan-25**

Distance **1.52km**

RS = Recent sale

UN = Undisclosed Sale

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