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

Median sale price

Median price	\$670,000	Pro	perty Type U	nit		Suburb	Malvern
Period - From	01/07/2024	to	30/06/2025	So	ource	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	2/39 Claremont Av MALVERN 3144	\$600,000	27/05/2025
2	6/76a Stanhope St MALVERN 3144	\$632,500	15/05/2025
3	2/58 Cawkwell St MALVERN 3144	\$590,000	17/03/2025

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:	22/07/2025 10:02









Rooms: 4

Property Type: Apartment Agent Comments

Indicative Selling Price \$600,000 - \$660,000 Median Unit Price Year ending June 2025: \$670,000

Comparable Properties



2/39 Claremont Av MALVERN 3144 (REI/VG)

2

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a 1

Price: \$600,000

Method: Sold Before Auction

Date: 27/05/2025

Property Type: Apartment

Agent Comments



6/76a Stanhope St MALVERN 3144 (REI/VG)

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2





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Agent Comments

Price: \$632,500 Method: Private Sale Date: 15/05/2025

Property Type: Apartment

2/58 Cawkwell St MALVERN 3144 (REI/VG)

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2



1



Price: \$590,000

Method: Sold Before Auction

Date: 17/03/2025 Property Type: Unit Agent Comments

Account - Marshall White | P: 03 9822 9999





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