## 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

16a Milton Parade, Malvern Vic 3144

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$3,100,000		&		\$3,400,000			
Median sale p	rice							
Median price	\$2,515,500	Pro	operty Type	Hou	ISE		Suburb	Malvern
Period - From	01/04/2025	to	30/06/2025		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	2 Huntingtower Rd ARMADALE 3143	\$3,300,000	17/06/2025
2	1/1 Cressy St MALVERN 3144	\$2,944,000	31/05/2025
3	30 Alice St MALVERN 3144	\$3,390,000	22/02/2025

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:

14/07/2025 13:17







Property Type: Townhouse (Single) Land Size: 347 sqm approx Agent Comments

2 Huntingtower Rd ARMADALE 3143 (REI)

2

3

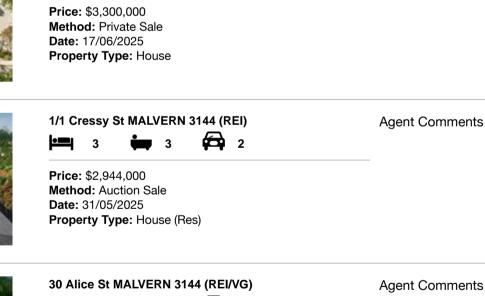
Indicative Selling Price \$3,100,000 - \$3,400,000 Median House Price June quarter 2025: \$2,515,500

Agent Comments

# **Comparable Properties**







(2)

2



Price: \$3,390,000 Method: Auction Sale Date: 22/02/2025 Property Type: Townhouse (Res) Land Size: 320 sqm approx

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#### Account - Marshall White | P: 03 9822 9999



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