

## 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

2/80-82 DARLING ROAD MALVERN EAST VIC 3145

### 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

or range  
between

\$420,000

&

\$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$579,250

Property type

Unit

Suburb

Malvern East

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

6/1276 GLEN HUNTLY ROAD CARNEGIE VIC 3163

\$450,000

17-Jun-25

128/60 BELGRAVE ROAD MALVERN EAST VIC 3145

\$434,904

29-Mar-25

507/16 WOORAYL STREET CARNEGIE VIC 3163

\$440,000

27-Mar-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: 26 June 2025

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**6/1276 GLEN HUNTLY ROAD  
CARNEGIE VIC 3163**

1 1 1

Sold Price <sup>RS</sup> **\$450,000** Sold Date **17-Jun-25**

Distance **1.85km**



**128/60 BELGRAVE ROAD  
MALVERN EAST VIC 3145**

1 1 1

Sold Price **\$434,904** Sold Date **29-Mar-25**

Distance **0.85km**



**507/16 WOORAYL STREET  
CARNEGIE VIC 3163**

1 1 1

Sold Price **\$440,000** Sold Date **27-Mar-25**

Distance **1.02km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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