

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

12/1231 Malvern Road, Malvern Vic 3144

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$850,000

&

\$920,000

Median sale price

Median price \$670,000

Property Type Unit

Suburb Malvern

Period - From 23/07/2024

to

22/07/2025

Source

Property Data

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	1/842 Toorak Rd HAWTHORN EAST 3123	\$852,500	16/07/2025
2	2/864 High St ARMADALE 3143	\$915,000	16/06/2025
3	4/1 Norfolk PI MALVERN 3144	\$915,000	07/05/2025

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:

23/07/2025 10:17

**Rooms:** 4**Property Type:** Flat**Land Size:** 4596.504 sqm approx

Agent Comments

Indicative Selling Price

\$850,000 - \$920,000

Median Unit Price

23/07/2024 - 22/07/2025: \$670,000

Comparable Properties

**1/842 Toorak Rd HAWTHORN EAST 3123 (REI)**

Agent Comments

**Price:** \$852,500**Method:** Sold Before Auction**Date:** 16/07/2025**Property Type:** Unit**2/864 High St ARMADALE 3143 (REI)**

Agent Comments

**Price:** \$915,000**Method:** Sold Before Auction**Date:** 16/06/2025**Property Type:** Apartment**4/1 Norfolk Pl MALVERN 3144 (REI/VG)**

Agent Comments

**Price:** \$915,000**Method:** Private Sale**Date:** 07/05/2025**Property Type:** Apartment

Account - Marshall White | P: 03 9822 9999