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 betweer	ו \$850,000		&		\$920,000			
Median sale price								
Median price	\$670,000	Pro	operty Type	Unit			Suburb	Malvern
Period - From	23/07/2024	to	22/07/2025		So	urce	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.

Ade	dress 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) 1 1 2 Price: \$852,500 Method: Sold Before Auction Date: 16/07/2025 Property Type: Unit	Agent Comments
2/864 High St ARMADALE 3143 (REI) 2 1 2 1 1 1 Price: \$915,000 Method: Sold Before Auction Date: 16/06/2025 Property Type: Apartment	Agent Comments
4/1 Norfolk PI MALVERN 3144 (REI/VG) 2 2 2 2 Price: \$915,000 Method: Private Sale Date: 07/05/2025 Property Type: Apartment	Agent Comments

Account - Marshall White | P: 03 9822 9999



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