

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

72a Serrell Street, Malvern East VIC 3145

Indicative selling price

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

Single price \$1,750,000

Median sale price

Median price \$579,250

Property Type Unit

Suburb Malvern East

Period - From 14/12/2024

to 13/06/2025

Source core_logic

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
10B Girdwood Avenue Carnegie VIC 3163	\$1,735,000	24/05/2025
479B Neerim Road Murrumbeena VIC 3163	\$1,700,000	29/03/2025
21 Tattenham Street Caulfield East VIC 3145	\$1,788,000	27/03/2025

This Statement of Information was prepared on:

14/06/2025

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.