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

72c Serrell Street, Malvern East Vic 3145

Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | |
|--------------------------------------------------------------------|---------------|-----|-------------|-----|-------------|------|--------|--------------|
| Range betwee | n \$1,700,000 | | & | | \$1,800,000 | | | |
| Median sale price | | | | | | | | |
| Median price | \$2,001,111 | Pro | operty Type | Hou | se | | Suburb | Malvern East |
| Period - From | 01/01/2025 | to | 31/03/2025 | | 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.

| Ad | dress of comparable property | Price | Date of sale |
|----|--------------------------------|-------------|--------------|
| 1 | 2/1 Beech St MALVERN EAST 3145 | \$1,750,000 | 26/05/2025 |
| 2 | 10b Girdwood Av CARNEGIE 3163 | \$1,730,000 | 24/05/2025 |
| 3 | 1b Kardinia Rd GLEN IRIS 3146 | \$1,820,000 | 27/02/2025 |

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:

02/07/2025 15:45







Property Type: Townhouse (Res) Agent Comments Indicative Selling Price \$1,700,000 - \$1,800,000 Median House Price March quarter 2025: \$2,001,111

Comparable Properties

| 2/1 Beech St MALVERN EAST 3145 (REI) 4 2 2 Price: \$1,750,000 Method: Private Sale Date: 26/05/2025 Property Type: House (Res) Land Size: 324 sqm approx | Agent Comments |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| 10b Girdwood Av CARNEGIE 3163 (REI) 10a 2 2 10a 3 2 2 10a 2 2 2 10a 3 3 2 10a 3 3 3 10a 3 3 3 10a 3 3 3 10a 3 3 3 10a 3 | Agent Comments |
| 1b Kardinia Rd GLEN IRIS 3146 (REI) 1 4 3 2 Price: \$1,820,000 Method: Sold Before Auction Date: 27/02/2025 Property Type: House (Res) | Agent Comments |

Account - Marshall White | P: 03 9822 9999



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