## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

**Price** 

# Property offered for sale

	1/19 Rotherwood Drive, Malvern East Vic 3145
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$1,299,000

#### Median sale price

Median price \$	597,500	Pro	perty Type	Unit		Suburb	Malvern East
Period - From 0	1/07/2024	to	30/06/2025		Source	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.

#### Address of comparable property

1	2/4 Weabra Ct CHADSTONE 3148	\$1,245,000	31/05/2025
2	8a Shaw St ASHWOOD 3147	\$1,370,000	22/03/2025
3	2/1270 Dandenong Rd MURRUMBEENA 3163	\$1,300,000	22/03/2025

#### 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:	21/07/2025 13:20



Date of sale











**Property Type:**Agent Comments

Indicative Selling Price \$1,299,000 Median Unit Price Year ending June 2025: \$597,500

# Comparable Properties



2/4 Weabra Ct CHADSTONE 3148 (REI)

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**3** 2

Agent Comments

**Price:** \$1,245,000 **Method:** Auction Sale **Date:** 31/05/2025

**Property Type:** Townhouse (Res) **Land Size:** 260 sqm approx



8a Shaw St ASHWOOD 3147 (REI/VG)

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3





. • **Agent Comments** 

**Price:** \$1,370,000 **Method:** Auction Sale **Date:** 22/03/2025

**Property Type:** Townhouse (Res) **Land Size:** 266 sqm approx



2/1270 Dandenong Rd MURRUMBEENA 3163 (REI)

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2



2



2

Agent Comments

Price: \$1,300,000 Method: Auction Sale Date: 22/03/2025

**Property Type:** Townhouse (Res) **Land Size:** 420 sqm approx

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480





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