

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

1/19 Rotherwood Drive, Malvern East Vic 3145

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

Property Type

Unit

Suburb

Malvern East

Period - From

01/07/2024

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	Price	Date of sale
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



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)

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)

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)

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