

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 206/36 Shaftesbury Avenue, Malvern Vic 3144

Indicative selling price

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

Single price \$599,990

Median sale price

Median price \$666,500

Property Type Unit

Suburb Malvern

Period - From 29/04/2024

to 28/04/2025

Source 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.

	Address of comparable property	Price	Date of sale
1	4/10 Meredith St MALVERN 3144	\$620,000	01/04/2025
2	5/1529 Malvern Rd GLEN IRIS 3146	\$650,000	31/03/2025
3	206/881 High St ARMADALE 3143	\$630,000	31/03/2025

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:

29/04/2025 13:16



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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
 \$599,990
Median Unit Price
 29/04/2024 - 28/04/2025: \$666,500

Comparable Properties



4/10 Meredith St MALVERN 3144 (REI)

Agent Comments

2
 1
 1

Price: \$620,000
Method: Private Sale
Date: 01/04/2025
Property Type: Unit



5/1529 Malvern Rd GLEN IRIS 3146 (REI)

Agent Comments

2
 1
 1

Price: \$650,000
Method: Private Sale
Date: 31/03/2025
Property Type: Unit



206/881 High St ARMADALE 3143 (REI)

Agent Comments

2
 2
 1

Price: \$630,000
Method: Private Sale
Date: 31/03/2025
Property Type: Apartment

Account - RT Edgar | P: 03 9826 1000