

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

2/58 Cawkwell Street, Malvern VIC 3144

Indicative selling price

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

Single price

\$635,000

Median sale price

Median price

\$770,000

Property Type

Unit

Suburb

Malvern

Period - From

30/07/2024

to

29/01/2025

Source

core_logic

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
4/20 Malvern Grove Caulfield North VIC 3161	\$691,000	17/11/2024
29/202 Wattleree Road Malvern VIC 3144	\$630,000	23/10/2024

This Statement of Information was prepared on:

30/01/2025