

# 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

1144 Malvern Road, Malvern Vic 3144

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,400,000 & \$2,600,000

### Median sale price

Median price \$2,925,000 Property Type House Suburb Malvern

Period - From 01/07/2024 to 30/09/2024 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	554 Orrong Rd ARMADALE 3143	\$2,650,000	24/10/2024
2	308 Glenferrie Rd MALVERN 3144	\$2,600,000	26/09/2024
3	1532-1534 Malvern Rd GLEN IRIS 3146	\$2,340,000	03/09/2024

**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:

27/11/2024 10:40



4   2   2

**Property Type:** House  
**Land Size:** 570 sqm approx  
**Agent Comments**

## Comparable Properties

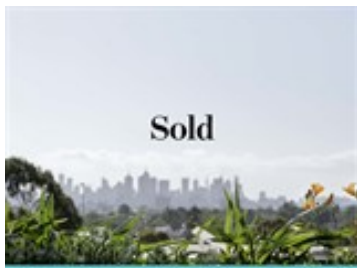


**554 Orrong Rd ARMADALE 3143 (REI)**

**Agent Comments**

4   3   2

**Price:** \$2,650,000  
**Method:** Expression of Interest  
**Date:** 24/10/2024  
**Property Type:** House (Res)  
**Land Size:** 458 sqm approx



**308 Glenferrie Rd MALVERN 3144 (REI)**

**Agent Comments**

3   2   2

**Price:** \$2,600,000  
**Method:** Private Sale  
**Date:** 26/09/2024  
**Property Type:** House (Res)



**1532-1534 Malvern Rd GLEN IRIS 3146 (REI)**

**Agent Comments**

4   3   2

**Price:** \$2,340,000  
**Method:** Private Sale  
**Date:** 03/09/2024  
**Property Type:** House  
**Land Size:** 869 sqm approx