

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

109/12 Illowa Street, Malvern East VIC 3145

Indicative selling price

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

Range between

\$370,000

&

\$390,000

Median sale price

Median price

\$615,000

Property Type

Unit

Suburb

Malvern East

Period - From

12/07/2024

to

11/01/2025

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
8/6 Osborne Avenue Glen Iris VIC 3146	\$378,000	18/10/2024
503/1615 Malvern Road Glen Iris VIC 3146	\$362,500	20/12/2024
8/1737 Malvern Road Glen Iris VIC 3146	\$395,000	07/10/2024

This Statement of Information was prepared on:

13/01/2025