

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 3/35 Chadstone Road, Malvern East Vic 3145

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$615,000 Property type Unit Suburb Malvern East

Period - From 01/01/2024 to 31/12/2024 Source REIV

Comparable property sales

Address of comparable property	Price	Date of sale
1. 2/59 Poath Rd MURRUMBEENA 3163	\$750,000	11/12/2024
2. 205/9 Camira St MALVERN EAST 3145	\$730,000	11/12/2024

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: 10/02/2025