

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 3/862 Malvern Road, Armadale Vic 3143

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$715,000 Property Type Unit Suburb Armadale

Period - From 01/10/2024 to 31/12/2024 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	2/705 Malvern Rd TOORAK 3142	\$1,125,000	26/10/2024
2	2/1263 High St MALVERN 3144	\$1,105,000	14/09/2024
3	12 Irving Av PRAHRAN 3181	\$1,260,000	07/09/2024

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: 19/02/2025 18:01



2 1 2

Rooms: 5
Property Type: Apartment
Land Size: 960 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median Unit Price
December quarter 2024: \$715,000

Comparable Properties



2/705 Malvern Rd TOORAK 3142 (REI/VG)

2 1 1

Price: \$1,125,000
Method: Auction Sale
Date: 26/10/2024
Property Type: Unit

Agent Comments

Malvern Rd address, Toorak suburb, 2 x bed, 1 x bath, 1 x car, 0.73km from subject property



2/1263 High St MALVERN 3144 (REI/VG)

3 1 1

Price: \$1,105,000
Method: Auction Sale
Date: 14/09/2024
Property Type: Apartment
Land Size: 1292 sqm approx

Agent Comments

Period Art Deco style, 3 x bed, 1 x bath, 1 x car, courtyard



12 Irving Av PRAHRAN 3181 (REI/VG)

2 1 1

Price: \$1,260,000
Method: Auction Sale
Date: 07/09/2024
Property Type: Apartment
Land Size: 229 sqm approx

Agent Comments

Period older style apartment, 2 x bed, 1 x bath, 1 x car, Toorak Address