

## 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-bedrooms, 2-bathrooms, 1-car Brand New MALVERN VIC 3144

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$1,225,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,930,000

Property type

Other

Suburb

Malvern

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

### 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 6 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

202/1188 MALVERN ROAD MALVERN VIC 3144	\$1,200,000	18-Jun-24
123/1306 HIGH STREET MALVERN VIC 3144	-	31-Jan-25
410/1306 HIGH STREET MALVERN VIC 3144	-	07-Nov-24

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 6 months.~~

This Statement of Information was prepared on: 07 February 2025



**202/1188 MALVERN ROAD  
MALVERN VIC 3144**

2 2 2

Sold Price

**\$1,200,000**

Sold Date

**18-Jun-24**

Distance

**1.54km**



**123/1306 HIGH STREET MALVERN  
VIC 3144**

2 2 1

Sold Price

RS UN

Sold Date

**31-Jan-25**

Distance

**0.93km**



**410/1306 HIGH STREET MALVERN  
VIC 3144**

2 2 1

Sold Price

Sold Date

**07-Nov-24**

Distance

**0.93km**

RS = Recent sale

UN = Undisclosed Sale

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