

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

2/636 Warrigal Road, Malvern East VIC 3145

Indicative selling price

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

Range between

\$1,280,000

&

\$1,380,000

Median sale price

Median price

\$612,500

Property Type

Unit

Suburb

Malvern East

Period - From

12/08/2024

to

11/02/2025

Source

core_logic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

| Address of comparable property | Price | Date of sale |
|---|-------------|--------------|
| 1B Ramona Avenue Malvern East VIC 3145 | \$1,410,000 | 17/08/2024 |
| 1/10 Atkinson Street Chadstone VIC 3148 | \$1,388,888 | 23/09/2024 |
| 10 Amaroo Street Chadstone VIC 3148 | \$1,323,000 | 07/12/2024 |

This Statement of Information was prepared on:

12/02/2025