

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

4/1906 Malvern Road, Malvern East Vic 3145

Indicative selling price

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

Range between

\$1,800,000

&

\$1,980,000

Median sale price

Median price

\$1,200,444

Property Type

Townhouse

Suburb

Malvern East

Period - From

02/05/2023

to

01/05/2024

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	1/1 Estella St GLEN IRIS 3146	\$2,010,000	02/12/2023
2	2H Warley Rd MALVERN EAST 3145	\$2,000,000	29/04/2024
3	1/45 Alma St MALVERN EAST 3145	\$1,810,000	28/03/2024

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:

02/05/2024 15:37



4 3 2

Property Type: House
Land Size: 220 sqm approx
Agent Comments

Indicative Selling Price
\$1,800,000 - \$1,980,000
Median Townhouse Price
02/05/2023 - 01/05/2024: \$1,200,444

Comparable Properties



1/1 Estella St GLEN IRIS 3146 (REI/VG)

Agent Comments

4 3 2

Price: \$2,010,000
Method: Auction Sale
Date: 02/12/2023
Property Type: Townhouse (Res)



2H Warley Rd MALVERN EAST 3145 (REI)

Agent Comments

4 3 2

Price: \$2,000,000
Method: Private Sale
Date: 29/04/2024
Property Type: House
Land Size: 207 sqm approx



1/45 Alma St MALVERN EAST 3145 (REI)

Agent Comments

4 3 2

Price: \$1,810,000
Method: Private Sale
Date: 28/03/2024
Property Type: House

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088