

# 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 2/136-138 Darling Road, Malvern East Vic 3145

## Indicative selling price

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

Single price \$1,599,500

## Median sale price

Median price \$1,200,000 Property type Townhouse Suburb Malvern East

Period - From 12/11/2023 to 11/11/2024 Source REIV

## Comparable property sales

**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
4/136-138 Darling Rd MALVERN EAST 3145	\$1,775,000	21/09/2024
3/136-138 Darling Rd MALVERN EAST 3145	\$1,600,000	09/10/2024
1/2 Ardrie Rd MALVERN EAST 3145	\$1,500,000	29/06/2024

This Statement of Information was prepared on: 19/11/2024