

# 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

5 Rowena 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)

Range between

\$1,750,000

&

\$1,900,000

### Median sale price

Median price

\$2,057,500

Property Type

House

Suburb

Malvern East

Period - From

22/07/2024

to

21/01/2025

Source

core\_logic

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

**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.

Address of comparable property	Price	Date of sale
83 Bowen Street Malvern East VIC 3145	\$1,700,000	15/11/2024
9 Rowena Road Malvern East VIC 3145	\$1,800,000	19/12/2024
85 Alma Street Malvern East VIC 3145	\$1,780,000	17/12/2024

This Statement of Information was prepared on:

22/01/2025