Statement of Information

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

1/1 CHILCOTE AVENUE, MALVERN, VIC 3144

Indicative selling price

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

Price Range: \$2,000,000 to \$2,200,000

Median sale price

Median price	\$595,000	Property type	Unit		Suburb	MALVERN
Period	01 July 2025 to 30 September 2025		Source	pricefinder		

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
66A STANHOPE ST, MALVERN, VIC 3144	\$2,275,000	05/07/2025
37 ANDERSON ST, MALVERN EAST, VIC 3145	\$2,490,000	25/10/2025
1/22 MERCER RD, ARMADALE, VIC 3143	\$2,210,000	11/10/2025

This Statement of Information was prepared on: 29/10/2025

