

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

1/42-46 Parslow Street, Malvern Vic 3144

Indicative selling price

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

Single price

\$669,000

Median sale price

Median price

\$3,000,000

Property Type

House

Suburb

Malvern

Period - From

01/01/2024

to

31/12/2024

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	10/352 Auburn Rd HAWTHORN 3122	\$670,000	01/03/2025
2	8/3 Osborne Av GLEN IRIS 3146	\$640,000	24/02/2025
3	5/146 Milton Pde GLEN IRIS 3146	\$616,000	19/02/2025

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:

01/03/2025 17:15

1/42-46 Parslow Street, Malvern Vic 3144



Andrew James
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Indicative Selling Price
\$669,000

Median House Price

Year ending December 2024: \$3,000,000



3 1 1

Property Type: Apartment
Agent Comments

Comparable Properties



10/352 Auburn Rd HAWTHORN 3122 (REI)

Agent Comments

2 1 -

Price: \$670,000
Method: Auction Sale
Date: 01/03/2025
Property Type: Apartment



8/3 Osborne Av GLEN IRIS 3146 (REI)

Agent Comments

2 1 1

Price: \$640,000
Method: Private Sale
Date: 24/02/2025
Property Type: Apartment



5/146 Milton Pde GLEN IRIS 3146 (REI)

Agent Comments

3 1 1

Price: \$616,000
Method: Private Sale
Date: 19/02/2025
Property Type: Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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