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

CONSUMER AFFAIRS VICTORIA

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)

🛏 2   🛁 1   🚗 -

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

Agent Comments

8/3 Osborne Av GLEN IRIS 3146 (REI)

🛏 2   🛁 1   🚗 1

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

Agent Comments

5/146 Milton Pde GLEN IRIS 3146 (REI)

🛏 3   🛁 1   🚗 1

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

Agent Comments

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