

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

101/12B Spring Road, Malvern Vic 3144

Indicative selling price

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

Range between \$580,000

&

\$620,000

Median sale price

Median price \$668,000

Property Type Unit

Suburb Malvern

Period - From 01/10/2024

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	108/1557 Malvern Rd GLEN IRIS 3146	\$595,000	18/03/2025
2	4/12a Spring Rd MALVERN 3144	\$612,000	24/01/2025
3	308/36 Bonview Rd MALVERN 3144	\$573,000	18/11/2024

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:

28/03/2025 09:29

101/12B Spring Road, Malvern Vic 3144



Charmayne Dulley
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Indicative Selling Price

\$580,000 - \$620,000

Median Unit Price

December quarter 2024: \$668,000



2 1 1

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



108/1557 Malvern Rd GLEN IRIS 3146 (REI)

Agent Comments

2 1 1

Price: \$595,000

Method: Private Sale

Date: 18/03/2025

Property Type: Apartment

4/12a Spring Rd MALVERN 3144 (VG)

Agent Comments

2 - -

Price: \$612,000

Method: Sale

Date: 24/01/2025

Property Type: Strata Unit/Flat



308/36 Bonview Rd MALVERN 3144 (REI/VG)

Agent Comments

2 1 1

Price: \$573,000

Method: Sold Before Auction

Date: 18/11/2024

Property Type: Unit

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



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