

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 106/2a Clarence Street, Malvern East Vic 3145

Indicative selling price

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

Range between \$368,000 & \$400,000

Median sale price

Median price \$583,500 Property Type Unit Suburb Malvern East

Period - From 01/10/2024 to 30/09/2025 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	2/40 Koornang Rd CARNEGIE 3163	\$370,000	02/09/2025
2	301/11 Bond St CAULFIELD NORTH 3161	\$362,000	01/08/2025
3	31/115 Neerim Rd GLEN HUNTLY 3163	\$410,000	07/06/2025

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: 13/11/2025 14:42



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$368,000 - \$400,000

Median Unit Price

Year ending September 2025: \$583,500

Comparable Properties



2/40 Koornang Rd CARNEGIE 3163 (REI/VG)

Agent Comments

2 1 1

Price: \$370,000

Method: Private Sale

Date: 02/09/2025

Property Type: Apartment

301/11 Bond St CAULFIELD NORTH 3161 (VG)

Agent Comments

2 - -

Price: \$362,000

Method: Sale

Date: 01/08/2025

Property Type: Strata Unit/Flat



31/115 Neerim Rd GLEN HUNTLY 3163 (REI/VG)

Agent Comments

2 1 1

Price: \$410,000

Method: Private Sale

Date: 07/06/2025

Property Type: Apartment

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000



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