

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

11/1810 Malvern Road, Malvern East Vic 3145

Indicative selling price

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

Range between \$780,000 & \$830,000

Median sale price

Median price \$1,145,000 Property Type Townhouse Suburb Malvern East

Period - From 08/07/2024 to 07/07/2025 Source Property Data

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	4/10 Coppin St MALVERN EAST 3145	\$785,000	14/05/2025
2	4/1550 Malvern Rd GLEN IRIS 3146	\$838,000	25/03/2025
3	1/3 Hope St GLEN IRIS 3146	\$820,000	17/03/2025

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:

08/07/2025 15:48



2 2 1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$780,000 - \$830,000
Median Townhouse Price
08/07/2024 - 07/07/2025: \$1,145,000

Comparable Properties



4/10 Coppin St MALVERN EAST 3145 (REI)

Agent Comments

2 1 1

Price: \$785,000
Method: Sold Before Auction
Date: 14/05/2025
Property Type: Apartment



4/1550 Malvern Rd GLEN IRIS 3146 (REI)

Agent Comments

2 1 1

Price: \$838,000
Method: Private Sale
Date: 25/03/2025
Property Type: Townhouse (Single)



1/3 Hope St GLEN IRIS 3146 (REI/VG)

Agent Comments

2 1 1

Price: \$820,000
Method: Sold Before Auction
Date: 17/03/2025
Property Type: Unit

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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