## 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 betweer	\$770,000		&		\$800,000				
Median sale pi	rice								
Median price	\$1,260,000	Pro	operty Type	Том	nhouse		Suburb	Malvern East	
Period - From	01/08/2024	to	31/07/2025		So	ource	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.

Ad	dress of comparable property	Price	Date of sale
1	2/80 Burke Rd MALVERN EAST 3145	\$830,000	11/07/2025
2	101/2043 Malvern Rd MALVERN EAST 3145	\$850,000	02/06/2025
3	2/1 Childers Rd MALVERN 3144	\$800,000	24/05/2025

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.

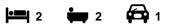
This Statement of Information was prepared on:

01/08/2025 15:08









Property Type: Townhouse (Single) Agent Comments

**Indicative Selling Price** \$770,000 - \$800,000 **Median Townhouse Price** 01/08/2024 - 31/07/2025: \$1,260,000

# **Comparable Properties**



Price: \$830,000 Method: Sold Before Auction Date: 11/07/2025

Property Type: Apartment

2

2/80 Burke Rd MALVERN EAST 3145 (REI)

1

1

101/2043 Malvern Rd MALVERN EAST 3145 (VG)

Agent Comments

Agent Comments



Price: \$850,000 Method: Sale Date: 02/06/2025 Property Type: Strata Unit/Flat



2/1 Childers Rd MALVERN 3144 (REI/VG)

2

1

Agent Comments

Price: \$800,000 Method: Auction Sale Date: 24/05/2025 Property Type: Apartment

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



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