## **Statement of Information**

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address	
Including suburb and	115/75 Darling Road, Malvern East, VIC 3145
postcode	

### Indicative selling price

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

Price Range	\$125,000	&	\$135,000
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#### Median sale price

Median price	\$579,250		Property Typ	e Unit		Suburb	Malvern East (3145)
Period - From	01/09/2024	to	31/08/2025	Source	Cotality		

#### **Comparable property sales**

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: 21/10/2025	0/2025
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