

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

1872a Malvern Road, Malvern East VIC 3145

Indicative selling price

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

Range between

\$1,200,000

&

\$1,320,000

Median sale price

Median price

\$579,250

Property Type

Unit

Suburb

Malvern East

Period - From

20/02/2025

to

19/08/2025

Source

core_logic

Comparable property sales (*Delete A or B below as applicable)

- 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.

Address of comparable property	Price	Date of sale
1795 Malvern Road Glen Iris VIC 3146	\$1,355,000	26/06/2025
13/1693-1699 Malvern Road Glen Iris VIC 3146	\$1,350,000	17/05/2025

This Statement of Information was prepared on:

20/08/2025