# Statement of Information Single residential property located in the Melbourne metropolitan area

## Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address Including suburb and postcode

2/1174 MALVERN ROAD, MALVERN, VIC 3144

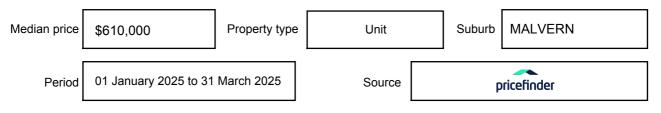
### Indicative selling price

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

Price Range:

\$1,800,000 to \$1,980,000

## Median sale price



#### **Comparable property sales**

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
4/777 MALVERN RD, TOORAK, VIC 3142	\$1,800,000	02/04/2025
21/512 TOORAK RD, TOORAK, VIC 3142	\$1,910,000	22/03/2025
201/11 SOMERS AVE, MALVERN, VIC 3144	\$1,775,000	18/12/2024

This Statement of Information was prepared on: 13/05/2025

