

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

Median price

\$610,000

Property type

Unit

Suburb

MALVERN

Period

01 January 2025 to 31 March 2025

Source



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