

## 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

2/8 SPRING ROAD, MALVERN, VIC 3144

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$900,000 to \$990,000

### Median sale price

Median price

\$620,000

Property type

Unit

Suburb

MALVERN

Period

01 April 2025 to 30 June 2025

Source

pricfinder

### 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 |
|----------------------------------------|-------------|--------------|
| 1/1 NORFOLK PL, MALVERN, VIC 3144      | \$1,005,000 | 28/06/2025   |
| 4/1 NORFOLK PL, MALVERN, VIC 3144      | \$915,000   | 07/05/2025   |
| 101/1220 MALVERN RD, MALVERN, VIC 3144 | \$880,000   | 01/04/2025   |

This Statement of Information was prepared on: 02/07/2025