

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

2/80-82 DARLING ROAD MALVERN EAST VIC 3145

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$579,250

Property type

Unit

Suburb

Malvern East

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

6/1276 GLEN HUNTLY ROAD CARNEGIE VIC 3163

\$450,000

17-Jun-25

128/60 BELGRAVE ROAD MALVERN EAST VIC 3145

\$434,904

29-Mar-25

507/16 WOORAYL STREET CARNEGIE VIC 3163

\$440,000

27-Mar-25

OR

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 6 months.

This Statement of Information was prepared on: 26 June 2025

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**6/1276 GLEN HUNTLY ROAD
CARNEGIE VIC 3163**

1 1 1

Sold Price ^{RS} **\$450,000** Sold Date **17-Jun-25**

Distance **1.85km**



**128/60 BELGRAVE ROAD
MALVERN EAST VIC 3145**

1 1 1

Sold Price **\$434,904** Sold Date **29-Mar-25**

Distance **0.85km**



**507/16 WOORAYL STREET
CARNEGIE VIC 3163**

1 1 1

Sold Price **\$440,000** Sold Date **27-Mar-25**

Distance **1.02km**

RS = Recent sale

UN = Undisclosed Sale

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