

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

201/446 Malvern Road, Prahran Vic 3181

Indicative selling price

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

Single price

\$1,250,000

Median sale price

Median price

\$520,000

Property Type

Unit

Suburb

Prahran

Period - From

01/10/2024

to

30/09/2025

Source

REIV

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 six 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
1	403/3 Evergreen Mews ARMADALE 3143	\$1,150,000	24/06/2025
2	2/4 Maple Gr TOORAK 3142	\$1,195,000	14/06/2025
3	9/168 Toorak Rd.W SOUTH YARRA 3141	\$1,201,688	06/06/2025

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 six months.~~

This Statement of Information was prepared on:

24/10/2025 13:49



 3
  2
  2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$1,250,000

Median Unit Price

Year ending September 2025: \$520,000

Comparable Properties



403/3 Evergreen Mews ARMADALE 3143 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$1,150,000

Method: Private Sale

Date: 24/06/2025

Property Type: Apartment



2/4 Maple Gr TOORAK 3142 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$1,195,000

Method: Auction Sale

Date: 14/06/2025

Property Type: Apartment



9/168 Toorak Rd.W SOUTH YARRA 3141 (REI)

Agent Comments

 3
  2
  2

Price: \$1,201,688

Method: Private Sale

Date: 06/06/2025

Property Type: Apartment

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336