

## 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

203/36 SHAFTESBURY AVENUE MALVERN VIC 3144

### Indicative selling price

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

Single Price

or range  
between

\$430,000

&

\$450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

Suburb

Malvern

Period-from

01 Mar 2024

to

28 Feb 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

202/36 BONVIEW ROAD MALVERN VIC 3144	\$427,000	03-Feb-25
307/36 BONVIEW ROAD MALVERN VIC 3144	\$460,200	17-Feb-25
6/21 THANET STREET MALVERN VIC 3144	\$430,000	09-Nov-24

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: 19 March 2025



**202/36 BONVIEW ROAD MALVERN** Sold Price  
**VIC 3144**

<sup>RS</sup> **\$427,000** Sold Date **03-Feb-25**

 1  1  1

Distance **0.1km**

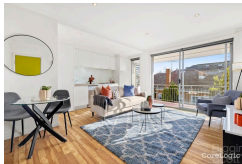


**307/36 BONVIEW ROAD MALVERN** Sold Price  
**VIC 3144**

<sup>RS</sup> **\$460,200** <sup>UN</sup> Sold Date **17-Feb-25**

 1  1  1

Distance **0.1km**



**6/21 THANET STREET MALVERN**  
**VIC 3144**

Sold Price **\$430,000** Sold Date **09-Nov-24**

 1  1  1

Distance **0.8km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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