## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Property	offered	for sa	le
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Address Including suburb and postcode	3/12 Illowa Street, Malvern East VIC 3145

#### Indicative selling price

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

Range between \$590,000 & \$640,000	Range between	\$590,000	&	\$640,000
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#### Median sale price

Median price	\$522,500	Pro	operty Type Uni	t		Suburb	Malvern East
Period - From	13/05/2025	to	12/11/2025	Sou	urce	Cotality	гм

#### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1/12 Illowa Street Malvern East VIC 3145	\$605,000	02/10/2025
5/21-23 Ardrie Road Malvern East VIC 3145	\$600,000	20/08/2025
6/19 Fisher Street Malvern East VIC 3145	\$630,000	09/07/2025

This Statement of Information was prepared on:	13/11/2025

