

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

307/1387 Malvern Road, Malvern Vic 3144

Indicative selling price

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

Range between \$360,000 & \$395,000

Median sale price

Median price \$670,000 Property Type Unit Suburb Malvern

Period - From 25/07/2024 to 24/07/2025 Source Property Data

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	2/21 Thanet St MALVERN 3144	\$395,000	23/07/2025
2	402/14 Elizabeth St MALVERN 3144	\$392,000	20/06/2025
3	14/20 Bailey Av ARMADALE 3143	\$360,000	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:

25/07/2025 15:22

307/1387 Malvern Road, Malvern Vic 3144



Walter Summons

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Indicative Selling Price

\$360,000 - \$395,000

Median Unit Price

25/07/2024 - 24/07/2025: \$670,000



1 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



2/21 Thanet St MALVERN 3144 (REI)

Agent Comments

1 1 1

Price: \$395,000

Method: Private Sale

Date: 23/07/2025

Property Type: Apartment



402/14 Elizabeth St MALVERN 3144 (REI)

Agent Comments

1 1 1

Price: \$392,000

Method: Private Sale

Date: 20/06/2025

Property Type: Apartment



14/20 Bailey Av ARMADALE 3143 (REI/VG)

Agent Comments

1 1 1

Price: \$360,000

Method: Sold Before Auction

Date: 06/06/2025

Property Type: Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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