## Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

## Property offered for sale

| Including suburb and postcode | Including suburb and |  |
|-------------------------------|----------------------|--|
|-------------------------------|----------------------|--|

#### Indicative selling price

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

| Range between | \$590,000 | & | \$640,000 |
|---------------|-----------|---|-----------|
|               |           |   |           |

### Median sale price

| Median price  | \$592,500  | Pro | perty Type Ur | it |      | Suburb   | Malvern East |
|---------------|------------|-----|---------------|----|------|----------|--------------|
| Period - From | 18/11/2024 | to  | 17/11/2025    | So | urce | Property | v 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

| Add | dress of comparable property         | Price     | Date of sale |
|-----|--------------------------------------|-----------|--------------|
| 1   | 205/60 Belgrave Rd MALVERN EAST 3145 | \$606,000 | 22/10/2025   |
| 2   | 5/30 Hunter St MALVERN 3144          | \$625,000 | 11/10/2025   |
| 3   | 8/240 Waverley Rd MALVERN EAST 3145  | \$625,000 | 12/09/2025   |

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

| This Statement of Information was prepared on: | 18/11/2025 09:28 |
|--|------------------|

