

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

Just Completed, 82sqm of total Space, High End Specifications
and materials MALVERN EAST VIC 3145

Indicative selling price

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

Single Price

\$930,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,000,110

Property type

House

Suburb

Malvern East

Period-from

01 Jul 2024

to

30 Jun 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

311/60 BELGRAVE ROAD MALVERN EAST VIC 3145	-	03-Jun-25
2/555 WAVERLEY ROAD MALVERN EAST VIC 3145	\$893,000	12-Oct-24

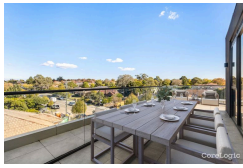
OR

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: 02 July 2025



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**311/60 BELGRAVE ROAD
MALVERN EAST VIC 3145**

2 2 2

Sold Price

RS - UN

Sold Date **03-Jun-25**

Distance **0.61km**



**2/555 WAVERLEY ROAD
MALVERN EAST VIC 3145**

2 2 2

Sold Price

\$893,000

Sold Date **12-Oct-24**

Distance **1.34km**

RS = Recent sale UN = Undisclosed Sale

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