

## 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

Almost Completed, 3-bedrooms, 3-bathrooms, 3 car private  
garage, 234sqm of total space 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

\$4,200,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$730,000

Property type

Unit

Suburb

Malvern

Period-from

01 Feb 2024

to

31 Jan 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

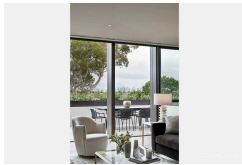
Date of sale

203/386 GLENFERRIE ROAD MALVERN VIC 3144	\$3,850,000	28-Feb-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: 12 February 2025



**203/386 GLENFERRIE ROAD  
MALVERN VIC 3144**

 3  3  3

Sold Price

**\$3,850,000**

Sold Date

**28-Feb-24**

Distance

**0.87km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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