

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 2-bedrooms, 2-bathrooms, 1 car 107sqm of total space
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

\$1,095,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$528,000

Property type

Unit

Suburb

Malvern East

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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

101/18 SPRING ROAD MALVERN VIC 3144	\$1,100,000	11-Dec-24
323 NEERIM ROAD CARNEGIE VIC 3163	\$1,075,000	08-Oct-24
202/1188 MALVERN ROAD MALVERN VIC 3144	\$1,000,000	18-Jun-24

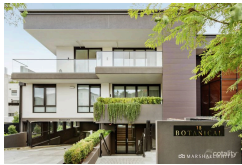
OR

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 October 2025



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**101/18 SPRING ROAD MALVERN
VIC 3144**

2 2 2

Sold Price **\$1,100,000** Sold Date **11-Dec-24**

Distance **4.72km**

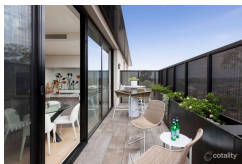


**323 NEERIM ROAD CARNEGIE VIC
3163**

2 2 1

Sold Price **\$1,075,000** Sold Date **08-Oct-24**

Distance **1.28km**



**202/1188 MALVERN ROAD
MALVERN VIC 3144**

2 2 2

Sold Price **\$1,000,000** Sold Date **18-Jun-24**

Distance **4.84km**

RS = Recent sale **UN** = Undisclosed Sale

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