

## 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

4/2 JOHN STREET MALVERN EAST VIC 3145

### 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

or range  
between

\$595,000

&

\$645,000

### 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

602/803 DANDENONG ROAD MALVERN EAST VIC 3145	\$650,000	24-Oct-24
405/803 DANDENONG ROAD MALVERN EAST VIC 3145	\$585,000	11-May-24
102/181 NEERIM ROAD CARNEGIE VIC 3163	\$560,000	22-Apr-25

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: 01 July 2025

	<div>602/803 DANDENONG ROAD MALVERN EAST VIC 3145</div> <div><div><div> 2</div><div> 2</div><div> 2</div></div></div>	Sold Price	\$650,000	Sold Date	24-Oct-24	Distance	0km
	<div>405/803 DANDENONG ROAD MALVERN EAST VIC 3145</div> <div><div><div> 2</div><div> 2</div><div> 2</div></div></div>	Sold Price	\$585,000	Sold Date	11-May-24	Distance	0km
	<div>102/181 NEERIM ROAD CARNEGIE VIC 3163</div> <div><div><div> 2</div><div> 2</div><div> 1</div></div></div>	Sold Price	\$560,000	Sold Date	22-Apr-25	Distance	1.73km

RS = Recent sale

UN = Undisclosed Sale

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