

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

11/1810 Malvern Road, Malvern East Vic 3145

Indicative selling price

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

Range between

\$720,000

&

\$790,000

Median sale price

Median price

\$1,250,000

Property Type

Townhouse

Suburb

Malvern East

Period - From

09/09/2024

to

08/09/2025

Source

Property 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	Price	Date of sale
1	101/2043 Malvern Rd MALVERN EAST 3145	\$850,000	02/06/2025
2	2/1 Childers Rd MALVERN 3144	\$800,000	24/05/2025
3	4/10 Coppin St MALVERN EAST 3145	\$785,000	14/05/2025

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 six months.~~

This Statement of Information was prepared on:

09/09/2025 14:45



2 2 1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$720,000 - \$790,000
Median Townhouse Price
09/09/2024 - 08/09/2025: \$1,250,000

Comparable Properties

101/2043 Malvern Rd MALVERN EAST 3145 (VG)

Agent Comments

2 - -

Price: \$850,000
Method: Sale
Date: 02/06/2025
Property Type: Strata Unit/Flat



2/1 Childers Rd MALVERN 3144 (REI/VG)

Agent Comments

2 1 1

Price: \$800,000
Method: Auction Sale
Date: 24/05/2025
Property Type: Apartment



4/10 Coppin St MALVERN EAST 3145 (REI)

Agent Comments

2 1 1

Price: \$785,000
Method: Sold Before Auction
Date: 14/05/2025
Property Type: Apartment