

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 \$800,000

&

\$860,000

Median sale price

Median price \$585,000

Property Type Unit

Suburb Malvern East

Period - From 02/06/2024

to

01/06/2025

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	2/1 Childers Rd MALVERN 3144	\$800,000	24/05/2025
2	4/7 Ferncroft Av MALVERN EAST 3145	\$877,000	18/04/2025
3	2/10 Ferncroft Av MALVERN EAST 3145	\$850,000	04/12/2024

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:

02/06/2025 10:57



2 2 1

Property Type: Apartment/Unit
Agent Comments

Indicative Selling Price
\$800,000 - \$860,000
Median Unit Price
02/06/2024 - 01/06/2025: \$585,000

Comparable Properties



2/1 Childers Rd MALVERN 3144 (REI)

Agent Comments

2 1 1

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



4/7 Ferncroft Av MALVERN EAST 3145 (REI)

Agent Comments

2 1 1

Price: \$877,000
Method: Private Sale
Date: 18/04/2025
Property Type: Unit



2/10 Ferncroft Av MALVERN EAST 3145 (REI/VG)

Agent Comments

2 1 1

Price: \$850,000
Method: Sold Before Auction
Date: 04/12/2024
Property Type: Unit