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 betweer	n \$800,000		&		\$860,000			
Median sale price								
Median price	\$585,000	Pro	operty Type	Unit			Suburb	Malvern East
Period - From	02/06/2024	to	01/06/2025		So	urce	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.

Ad	dress 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









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) 2 1 1 1 Price: \$800,000 Method: Auction Sale Date: 24/05/2025 Property Type: Apartment	Agent Comments
4/7 Ferncroft Av MALVERN EAST 3145 (REI) 2 1 1 1 Price: \$877,000 Method: Private Sale Date: 18/04/2025 Property Type: Unit	Agent Comments
2/10 Ferncroft Av MALVERN EAST 3145 (REI/VG) 2 1 1 1 Price: \$850,000 Method: Sold Before Auction Date: 04/12/2024 Property Type: Unit	Agent Comments

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