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: 201/36 Shaftesbury Avenue, Malvern Vic 3144

## Indicative selling price

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

Single price: $995,000

## Median sale price

Median price: $669,000 Property Type: Unit Suburb: Malvern

Period - From: 03/09/2024 to: 02/09/2025 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 | 1/1 Norfolk Pl MALVERN 3144 | $1,005,000 | 17/06/2025 |
| 2 | 106/1639 Malvern Rd GLEN IRIS 3146 | $1,180,000 | 30/05/2025 |
| 3 | 1/7 Belmont Av GLEN IRIS 3146 | $1,150,000 | 22/04/2025 |

**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: 03/09/2025 13:56



CONSUMER AFFAIRS VICTORIA

# 201/36 Shaftesbury Avenue, Malvern Vic 3144

RT Edgar




2

**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**
$995,000
**Median Unit Price**
03/09/2024 - 02/09/2025: $669,000

## Comparable Properties



**1/1 Norfolk Pl MALVERN 3144 (REI/VG)**

2 2 2

**Price:** $1,005,000
**Method:** Sold Before Auction
**Date:** 17/06/2025
**Property Type:** Apartment

Agent Comments



**106/1639 Malvern Rd GLEN IRIS 3146 (REI)**

3 2 2

**Price:** $1,180,000
**Method:** Private Sale
**Date:** 30/05/2025
**Property Type:** Apartment

Agent Comments



**1/7 Belmont Av GLEN IRIS 3146 (REI/VG)**

2 2 2

**Price:** $1,150,000
**Method:** Sold Before Auction
**Date:** 22/04/2025
**Property Type:** Unit

Agent Comments

**Account** - RT Edgar | P: 03 9826 1000

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