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	2/8 Park Street, Malvern Vic 3144

Indicative selling price

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

Single price $1,300,000

Median sale price

Median price $670,000 Property Type Unit Suburb Malvern

Period - From 01/07/2025 to 30/06/2026 Source REIV

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	7/33 Albany Rd TOORAK 3142	$1,310,000	16/06/2026
2	3/17 Mercer Rd ARMADALE 3143	$1,377,000	12/05/2026
3	2/79 Stanhope St MALVERN 3144	$1,400,000	28/03/2026

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: 02/09/2026 09:53

JellisCraig



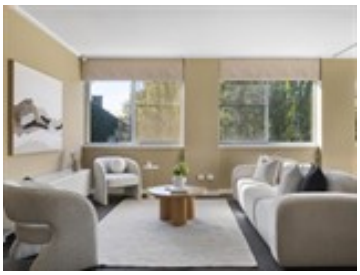
3 2 1

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$1,300,000
Median Unit Price
Year ending June 2026: $670,000

Comparable Properties



7/33 Albany Rd TOORAK 3142 (REI/VG)

3 1 2

Price: $1,310,000
Method: Private Sale
Date: 16/06/2026
Property Type: Apartment

Agent Comments



3/17 Mercer Rd ARMADALE 3143 (REI/VG)

3 1 1

Price: $1,377,000
Method: Private Sale
Date: 12/05/2026
Property Type: Townhouse (Single)

Agent Comments



2/79 Stanhope St MALVERN 3144 (VG)

3 - -

Price: $1,400,000
Method: Sale
Date: 28/03/2026
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

REIV THE DIFFERENCE

propertydata .com.au

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