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	302/1228 Malvern Road, Malvern Vic 3144

Indicative selling price

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

Range between $780,000 & $850,000

Median sale price

Median price $750,000 Property Type Unit Suburb Malvern

Period - From 31/01/2023 to 30/01/2024 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	1/1455 High St GLEN IRIS 3146	$800,000	09/11/2023
2	1/35 Wattletree Rd ARMADALE 3143	$783,000	18/11/2023
3	104/1 Norfolk Pl MALVERN 3144	$780,000	15/12/2023

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: 31/01/2024 13:16

302/1228 Malvern Road, Malvern Vic 3144



2 2 2

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$780,000 - $850,000
Median Unit Price
31/01/2023 - 30/01/2024: $750,000

Comparable Properties



1/1455 High St GLEN IRIS 3146 (REI)

2 2 2

Price: $800,000
Method: Private Sale
Date: 09/11/2023
Property Type: Apartment

Agent Comments



1/35 Wattletree Rd ARMADALE 3143 (REI)

2 2 1

Price: $783,000
Method: Auction Sale
Date: 18/11/2023
Property Type: Unit

Agent Comments



104/1 Norfolk Pl MALVERN 3144 (REI)

2 2 2

Price: $780,000
Method: Private Sale
Date: 15/12/2023
Property Type: Apartment

Agent Comments

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140

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