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<br>Including suburb and postcode | 26/65 Station Street, Malvern Vic 3144 |

## Indicative selling price

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

Range between $520,000 & $550,000

## Median sale price

Median price $680,000 Property Type Unit Suburb Malvern

Period - From 07/03/2024 to 06/03/2025 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 | 6/416 Dandenong Rd CAULFIELD NORTH 3161 | $575,000 | 16/01/2025 |
| 2 | 105/84 Burke Rd MALVERN EAST 3145 | $583,500 | 20/12/2024 |
| 3 | 3/43 Maitland St GLEN IRIS 3146 | $592,000 | 12/12/2024 |

**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: 07/03/2025 16:07

# 26/65 Station Street, Malvern Vic 3144

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2 1 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**
$520,000 - $550,000
**Median Unit Price**
07/03/2024 - 06/03/2025: $680,000

## Comparable Properties



**6/416 Dandenong Rd CAULFIELD NORTH 3161 (REI/VG)**

2 1 1

**Price:** $575,000
**Method:** Private Sale
**Date:** 16/01/2025
**Property Type:** Unit

Agent Comments



**105/84 Burke Rd MALVERN EAST 3145 (REI)**

2 2 1

**Price:** $583,500
**Method:** Sold After Auction
**Date:** 20/12/2024
**Property Type:** Apartment

Agent Comments



**3/43 Maitland St GLEN IRIS 3146 (REI)**

2 1 1

**Price:** $592,000
**Method:** Private Sale
**Date:** 12/12/2024
**Property Type:** Apartment

Agent Comments



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