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	21 Norfolk Place, Malvern Vic 3144

Indicative selling price

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

Range between $1,250,000 & $1,375,000

Median sale price

Median price $680,000 Property Type Unit Suburb Malvern

Period - From 01/07/2023 to 30/06/2024 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	1/876 Toorak Rd HAWTHORN EAST 3123	$1,275,000	29/06/2024
2	4/1476-1478 Malvern Rd GLEN IRIS 3146	$1,365,000	18/05/2024
3	3/50 Osborne Av GLEN IRIS 3146	$1,340,000	26/04/2024

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: 06/08/2024 10:51

21 Norfolk Place, Malvern Vic 3144



3 2 1

Rooms: 5
Property Type: Townhouse

Agent Comments

Maria Xu
0411 491 089
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Indicative Selling Price
$1,250,000 - $1,375,000
Median Unit Price
Year ending June 2024: $680,000

Comparable Properties



1/876 Toorak Rd HAWTHORN EAST 3123 (REI)

3 2 2

Agent Comments

Price: $1,275,000
Method: Auction Sale
Date: 29/06/2024
Property Type: Townhouse (Res)



4/1476-1478 Malvern Rd GLEN IRIS 3146 (REI)

3 1 2

Agent Comments

Price: $1,365,000
Method: Auction Sale
Date: 18/05/2024
Property Type: Townhouse (Res)
Land Size: 247 sqm approx



3/50 Osborne Av GLEN IRIS 3146 (REI/VG)

3 2 2

Agent Comments

Price: $1,340,000
Method: Private Sale
Date: 26/04/2024
Property Type: Townhouse (Res)

Account - Jellis Craig | P: 98305966

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