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	5/1810 Malvern Road, Malvern East Vic 3145

Indicative selling price

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

Range between $900,000 & $950,000

Median sale price

Median price $1,238,000 Property Type Townhouse Suburb Malvern East

Period - From 05/02/2024 to 04/02/2025 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	3/1810 Malvern Rd MALVERN EAST 3145	$900,000	29/08/2024
2	G11/1567 High St GLEN IRIS 3146	$925,000	07/08/2024
3	401/1009 Dandenong Rd MALVERN EAST 3145	$905,000	06/02/2024

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: 05/02/2025 10:28

5/1810 Malvern Road, Malvern East Vic 3145

Liam Burke
03 9818 1888
0457 567 990
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3 2 2

Rooms: 1
Property Type: Townhouse

Agent Comments

Indicative Selling Price
$900,000 - $950,000
Median Townhouse Price
05/02/2024 - 04/02/2025: $1,238,000

Comparable Properties



3/1810 Malvern Rd MALVERN EAST 3145 (REI/VG)

3 2 2

Price: $900,000
Method: Sold Before Auction
Date: 29/08/2024
Property Type: Townhouse (Res)

Agent Comments

G11/1567 High St GLEN IRIS 3146 (VG)

2 - -

Price: $925,000
Method: Sale
Date: 07/08/2024
Property Type: Strata Unit/Flat

Agent Comments



401/1009 Dandenong Rd MALVERN EAST 3145 (REI/VG)

3 2 3

Price: $905,000
Method: Private Sale
Date: 06/02/2024
Property Type: Apartment

Agent Comments

Account - Belle Property Glen Iris | P: 03 98181888

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