# 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 | 3/35 Chadstone Road, Malvern East VIC 3145 |

## Indicative selling price

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

Range between $600,000 & $660,000

## Median sale price

Median price $579,250 Property Type Unit Suburb Malvern East

Period - From 11/12/2024 to 10/06/2025 Source core_logic

## Comparable property sales (*Delete A or B below as applicable)

**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.

| Address of comparable property | Price | Date of sale |
|---|---|---|
| 2/19-21 Alma Street Malvern East VIC 3145 | $625,000 | 03/04/2025 |
| | | |
| | | |

This Statement of Information was prepared on: 11/06/2025