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	8/5-7 Alcala Avenue, Malvern East VIC 3145

Indicative selling price

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

Range between $650,000 & $715,000

Median sale price

Median price $609,000 Property Type Unit Suburb Malvern East

Period - From 03/12/2024 to 02/06/2025 Source core_logic

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1/21-25 Shaw Street Ashwood VIC 3147	$723,000	14/03/2025
3/309 High Street Ashburton VIC 3147	$660,000	11/12/2024
23/2-12 Temple Street Ashwood VIC 3147	$700,000	15/03/2025

This Statement of Information was prepared on: 03/06/2025