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	18 Norfolk Place, Malvern Vic 3144

Indicative selling price

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

Single price $1,490,000

Median sale price

Median price $1,675,000 Property Type Townhouse Suburb Malvern

Period - From 31/05/2024 to 30/05/2025 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	2a Osborne Av GLEN IRIS 3146	$1,410,000	17/05/2025
2	2/37 Scott Gr GLEN IRIS 3146	$1,420,000	20/02/2025
3	1/56 Osborne Av GLEN IRIS 3146	$1,442,000	06/12/2024

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: 31/05/2025 17:02

18 Norfolk Place, Malvern Vic 3144



3 2 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$1,490,000
Median Townhouse Price
31/05/2024 - 30/05/2025: $1,675,000

Comparable Properties



2a Osborne Av GLEN IRIS 3146 (REI)

3 2 2

Price: $1,410,000
Method: Auction Sale
Date: 17/05/2025
Property Type: House (Res)
Land Size: 183 sqm approx

Agent Comments



2/37 Scott Gr GLEN IRIS 3146 (REI/VG)

3 2 2

Price: $1,420,000
Method: Auction Sale
Date: 20/02/2025
Property Type: Townhouse (Res)

Agent Comments



1/56 Osborne Av GLEN IRIS 3146 (REI/VG)

3 2 2

Price: $1,442,000
Method: Sold Before Auction
Date: 06/12/2024
Property Type: Townhouse (Res)

Agent Comments

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511

REIV THE DIFFERENCE

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