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: 5/21-23 Ardrie Road, Malvern East Vic 3145

Indicative selling price

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

Single price: $600,000

Median sale price

Median price: $597,500 Property Type: Unit Suburb: Malvern East

Period - From: 01/07/2024 to: 30/06/2025 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	3/16 Truganini Rd CARNEGIE 3163	$638,000	24/05/2025
2	5/51-53 Victoria Rd.N MALVERN 3144	$670,000	16/05/2025
3			

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: 18/08/2025 12:38