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	3/102 Stanhope Street, Malvern Vic 3144

Indicative selling price

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

Single price $1,065,000

Median sale price

Median price $1,550,000 Property Type Townhouse Suburb Malvern

Period - From 06/09/2024 to 05/09/2025 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	2/8 Spring Rd MALVERN 3144	$1,010,000	24/07/2025
2	1/1 Norfolk Pl MALVERN 3144	$1,005,000	17/06/2025
3	1/7 Belmont Av GLEN IRIS 3146	$1,150,000	22/04/2025

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: 06/09/2025 10:50

3/102 Stanhope Street, Malvern Vic 3144



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$1,065,000
Median Townhouse Price
06/09/2024 - 05/09/2025: $1,550,000

Comparable Properties



2/8 Spring Rd MALVERN 3144 (REI)

2 1 2

Price: $1,010,000
Method: Sold Before Auction
Date: 24/07/2025
Property Type: Unit

Agent Comments



1/1 Norfolk Pl MALVERN 3144 (REI/VG)

2 2 2

Price: $1,005,000
Method: Sold Before Auction
Date: 17/06/2025
Property Type: Apartment

Agent Comments



1/7 Belmont Av GLEN IRIS 3146 (REI/VG)

2 2 2

Price: $1,150,000
Method: Sold Before Auction
Date: 22/04/2025
Property Type: Unit

Agent Comments

Account - Marshall White | P: 03 9822 9999

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