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	103/12a Spring Road, Malvern Vic 3144

Indicative selling price

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

Range between $549,000 & $603,000

Median sale price

Median price $633,750 Property Type Unit Suburb Malvern

Period - From 01/04/2025 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	206/36 Shaftesbury Av MALVERN 3144	$595,000	08/08/2025
2	101/12b Spring Rd MALVERN 3144	$617,000	06/06/2025
3	210/36 Bonview Rd MALVERN 3144	$595,000	23/04/2025

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: 19/09/2025 09:20

103/12a Spring Road, Malvern Vic 3144

Golan Flamm
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2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$549,000 - $603,000
Median Unit Price
June quarter 2025: $633,750

Comparable Properties



206/36 Shaftesbury Av MALVERN 3144 (REI)

2 1 1

Price: $595,000
Method: Private Sale
Date: 08/08/2025
Property Type: Apartment

Agent Comments



101/12b Spring Rd MALVERN 3144 (REI/VG)

2 1 1

Price: $617,000
Method: Private Sale
Date: 06/06/2025
Property Type: Apartment

Agent Comments



210/36 Bonview Rd MALVERN 3144 (REI/VG)

2 1 1

Price: $595,000
Method: Private Sale
Date: 23/04/2025
Property Type: Apartment

Agent Comments

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