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	303/1271-1273 High Street, Malvern Vic 3144

Indicative selling price

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

Single price $1,900,000

Median sale price

Median price $2,961,500 Property Type House Suburb Malvern

Period - From 01/10/2024 to 30/09/2025 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	2/13 Somers Av MALVERN 3144	$2,050,000	23/09/2025
2	4/383 Glenferrie Rd MALVERN 3144	$2,010,000	03/09/2025
3	5/11 Mayfield Av MALVERN 3144	$1,850,000	21/06/2025

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: 06/11/2025 10:00

303/1271-1273 High Street, Malvern Vic 3144



3 2 2

Property Type: Apartment

Agent Comments

Indicative Selling Price
$1,900,000
Median House Price
Year ending September 2025: $2,961,500

Comparable Properties



2/13 Somers Av MALVERN 3144 (REI/VG)

3 2 2

Price: $2,050,000
Method: Private Sale
Date: 23/09/2025
Property Type: Apartment

Agent Comments



4/383 Glenferrie Rd MALVERN 3144 (REI)

3 2 2

Price: $2,010,000
Method: Private Sale
Date: 03/09/2025
Property Type: Apartment
Land Size: 746 sqm approx

Agent Comments



5/11 Mayfield Av MALVERN 3144 (REI/VG)

2 2 2

Price: $1,850,000
Method: Private Sale
Date: 21/06/2025
Property Type: Apartment

Agent Comments

Account - Marshall White | P: 03 9822 9999

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