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<br>Including suburb and postcode | 12/5 Warner Street, Malvern Vic 3144 |

## Indicative selling price

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

Range between $680,000 & $720,000

## Median sale price

Median price $670,000 Property Type Unit Suburb Malvern

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 | 5/641 Toorak Rd TOORAK 3142 | $731,000 | 26/07/2025 |
| 2 | 13/1526 High St GLEN IRIS 3146 | $677,000 | 15/05/2025 |
| 3 | 102/1314 Malvern Rd MALVERN 3144 | $681,000 | 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: 01/10/2025 10:00

JellisCraig



2 1 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**
$680,000 - $720,000
**Median Unit Price**
Year ending June 2025: $670,000

# Comparable Properties



**5/641 Toorak Rd TOORAK 3142 (REI/VG)**

2 1 1

**Price:** $731,000
**Method:** Auction Sale
**Date:** 26/07/2025
**Property Type:** Apartment
**Land Size:** 718 sqm approx

Agent Comments



**13/1526 High St GLEN IRIS 3146 (REI/VG)**

2 1 1

**Price:** $677,000
**Method:** Private Sale
**Date:** 15/05/2025
**Property Type:** Apartment

Agent Comments



**102/1314 Malvern Rd MALVERN 3144 (REI/VG)**

2 1 1

**Price:** $681,000
**Method:** Private Sale
**Date:** 22/04/2025
**Property Type:** Apartment

Agent Comments

**Account** - Jellis Craig | P: 03 9864 5000

REIV THE DIFFERENCE | propertydata.com.au

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