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	12/27 Ewart Street, Malvern VIC 3144

Indicative selling price

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

Range between $400,000 & $440,000

Median sale price

Median price $696,500 Property Type Unit Suburb Malvern

Period - From 09/04/2025 to 08/10/2025 Source Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
8/27 Ewart Street Malvern VIC 3144	$400,000	28/07/2025
5/11-13 Llaneast Street Armadale VIC 3143	$430,000	17/06/2025
7/42 Wattletree Road Armadale VIC 3143	$405,000	22/08/2025

This Statement of Information was prepared on: 10/10/2025