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	4/17 Moama Road, Malvern East Vic 3145

Indicative selling price

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

Single price $649,000

Median sale price

Median price $588,000 Property Type Unit Suburb Malvern East

Period - From 06/12/2024 to 05/12/2025 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	1/32 Jersey Pde CARNEGIE 3163	$645,000	29/11/2025
2	12/240 Wattletree Rd MALVERN 3144	$630,000	20/11/2025
3	8/36 Johnstone St MALVERN 3144	$641,000	25/10/2025

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: 06/12/2025 15:52