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 | 1/80-82 Darling Road, Malvern East Vic 3145 |

## 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 $583,500 Property Type Unit Suburb Malvern East

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 | 4/1207 Dandenong Rd MALVERN EAST 3145 | $387,500 | 30/07/2025 |
| 2 | 2/80 Darling Rd MALVERN EAST 3145 | $440,000 | 29/07/2025 |
| 3 | | | |

**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: 07/11/2025 15:46

# 1/80-82 Darling Road, Malvern East Vic 3145

FLETCHERS




1 1 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**
$400,000 - $440,000
**Median Unit Price**
Year ending September 2025: $583,500

## Comparable Properties



**4/1207 Dandenong Rd MALVERN EAST 3145 (REI/VG)**

1 1 1

**Price:** $387,500
**Method:** Private Sale
**Date:** 30/07/2025
**Property Type:** Apartment

Agent Comments



**2/80 Darling Rd MALVERN EAST 3145 (VG)**

1 - -

**Price:** $440,000
**Method:** Sale
**Date:** 29/07/2025
**Property Type:** Strata Unit/Flat

Agent Comments

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.

**Account** - Fletchers | P: 9836 2222 | F: 9836 9822

REIV THE DIFFERENCE

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