

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 212/75 Darling Road, Malvern East, VIC 3145

Indicative selling price

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

Price Range

\$125,000

&

\$135,000

Median sale price

Median price

\$555,000

Property Type

Unit

Suburb

Malvern East (3145)

Period - From

01/01/2025

to

31/12/2025

Source

Cotality

Comparable property sales

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

| | | |
|--|-----------|------------|
| 115/75 DARLING ROAD, MALVERN EAST VIC 3145 | \$128,000 | 21/10/2025 |
| 215/141 WAVERLEY ROAD, MALVERN EAST VIC 3145 | \$125,000 | 17/07/2025 |
| 40/949 DANDENONG ROAD, MALVERN EAST VIC 3145 | \$133,000 | 03/11/2025 |

This Statement of Information was prepared on: 07/01/2026