

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 3/19 Rotherwood Drive, Malvern East Vic 3145

Indicative selling price

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

Single price \$1,068,000

Median sale price

Median price \$2,060,000 Property Type House Suburb Malvern East
Period - From 01/10/2024 to 30/09/2025 Source REIV

Comparable property sales (*Delete A or B below as applicable)

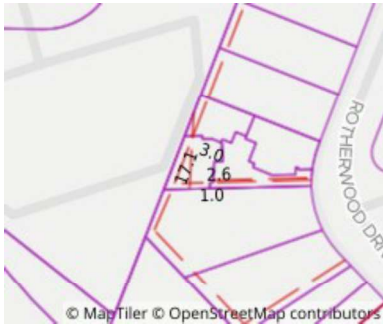
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2A Markham Av ASHBURTON 3147	\$1,027,000	15/11/2025
2	5/87 Atkinson St OAKLEIGH 3166	\$1,010,000	16/10/2025
3	9/14 Wahroongaa Cr MURRUMBEENA 3163	\$1,065,000	08/07/2025

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: 17/11/2025 09:53



Property Type:
Agent Comments

Indicative Selling Price
\$1,068,000
Median House Price
Year ending September 2025: \$2,060,000

Comparable Properties



2A Markham Av ASHBURTON 3147 (REI)

Agent Comments



Price: \$1,027,000
Method: Auction Sale
Date: 15/11/2025
Property Type: Townhouse (Res)



5/87 Atkinson St OAKLEIGH 3166 (REI)

Agent Comments



Price: \$1,010,000
Method: Private Sale
Date: 16/10/2025
Property Type: Townhouse (Single)



9/14 Wahroonga Cr MURRUMBEENA 3163 (REI/VG)

Agent Comments



Price: \$1,065,000
Method: Private Sale
Date: 08/07/2025
Property Type: Townhouse (Single)

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480