

# 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 G03/1220 Malvern Road, Malvern Vic 3144

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,400,000 & \$1,540,000

### Median sale price

Median price \$677,000 Property Type Unit Suburb Malvern

Period - From 01/01/2025 to 31/12/2025 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	203/1571 Malvern Rd GLEN IRIS 3146	\$1,405,000	05/12/2025
2	204/1269 High St MALVERN 3144	\$1,405,000	12/11/2025
3	101/1269 High St MALVERN 3144	\$1,600,000	29/09/2025

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: 25/02/2026 17:10



3   2   2

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$1,400,000 - \$1,540,000

**Median Unit Price**

Year ending December 2025: \$677,000

## Comparable Properties



**203/1571 Malvern Rd GLEN IRIS 3146 (REI/VG)**

**Agent Comments**

3   2   3

**Price:** \$1,405,000

**Method:** Expression of Interest

**Date:** 05/12/2025

**Property Type:** Apartment



**204/1269 High St MALVERN 3144 (REI/VG)**

**Agent Comments**

2   2   2

**Price:** \$1,405,000

**Method:** Private Sale

**Date:** 12/11/2025

**Property Type:** Apartment



**101/1269 High St MALVERN 3144 (REI)**

**Agent Comments**

3   2   2

**Price:** \$1,600,000

**Method:** Private Sale

**Date:** 29/09/2025

**Property Type:** Apartment

**Account - Marshall White** | P: 03 9822 9999



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