

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 6/1 Tollington Avenue, Malvern East Vic 3145

Indicative selling price

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

Range between \$880,000 & \$950,000

Median sale price

Median price \$667,500 Property Type Unit Suburb Malvern East

Period - From 01/10/2025 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	2/5 Belmont Av GLEN IRIS 3146	\$922,000	06/12/2025
2	3/18 Peace St GLEN IRIS 3146	\$895,000	15/11/2025
3	2/48-50 Serrell St MALVERN EAST 3145	\$950,000	16/08/2025

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.~~

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Indicative Selling Price

\$880,000 - \$950,000

Median Unit Price

December quarter 2025: \$667,500



Rooms: 4

Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties



2/5 Belmont Av GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$922,000

Method: Auction Sale

Date: 06/12/2025

Property Type: Villa



3/18 Peace St GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$895,000

Method: Auction Sale

Date: 15/11/2025

Property Type: Villa



2/48-50 Serrell St MALVERN EAST 3145 (REI)

Agent Comments



Price: \$950,000

Method: Auction Sale

Date: 16/08/2025

Property Type: Unit

Account - Marshall White | P: 03 9822 9999