

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale


Address Including suburb and postcode: 203/1269 HIGH STREET, MALVERN, VIC 3144

### Indicative selling price

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

Price Range: \$1,900,000 to \$2,090,000

### Median sale price

Median price: \$632,250  
Property type: Unit  
Suburb: MALVERN  
Period: 01 July 2025 to 30 September 2025  
Source: 

### Comparable property sales

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

Address of comparable property	Price	Date of sale
5/70 WATTLETREE RD, ARMADALE, VIC 3143	\$2,025,000	08/10/2025
10/343-345 GLENFERRIE RD, MALVERN, VIC 3144	\$1,960,000	08/10/2025
2/13 SOMERS AVE, MALVERN, VIC 3144	\$2,050,000	23/09/2025

This Statement of Information was prepared on: 09/12/2025