

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

104/1289 High Street, Malvern Vic 3144

Indicative selling price

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

Range between \$1,090,000 & \$1,190,000

Median sale price

Median price \$671,500 Property Type Unit Suburb Malvern

Period - From 18/02/2025 to 17/02/2026 Source Property Data

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	1/453 Glenferrie Rd KOOYONG 3144	\$1,230,000	07/01/2026
2	4/10 Hopetoun Rd TOORAK 3142	\$1,200,000	18/12/2025
3	3/316 Wattletree Rd MALVERN EAST 3145	\$1,100,000	11/12/2025

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: 18/02/2026 09:18



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$1,090,000 - \$1,190,000

Median Unit Price

18/02/2025 - 17/02/2026: \$671,500

Comparable Properties



1/453 Glenferrie Rd KOORYONG 3144 (REI)

Agent Comments

2 2 1

Price: \$1,230,000

Method: Private Sale

Date: 07/01/2026

Property Type: Apartment

4/10 Hopetoun Rd TOORAK 3142 (REI)

Agent Comments

2 1 1

Price: \$1,200,000

Method: Private Sale

Date: 18/12/2025

Property Type: Unit



3/316 Wattletree Rd MALVERN EAST 3145 (REI)

Agent Comments

2 1 1

Price: \$1,100,000

Method: Private Sale

Date: 11/12/2025

Property Type: Apartment

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511