

# 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 104/1387 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 \$520,000 & \$560,000

### 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	4/14 Finlayson St MALVERN 3144	\$525,000	12/12/2025
2	7/579 Dandenong Rd ARMADALE 3143	\$558,000	25/11/2025
3	9/60 Edgar St.N GLEN IRIS 3146	\$540,000	22/11/2025

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: 16/01/2026 12:19



**Property Type:**

Agent Comments

## Comparable Properties



**4/14 Finlayson St MALVERN 3144 (REI)**

Agent Comments



**Price:** \$525,000

**Method:** Private Sale

**Date:** 12/12/2025

**Property Type:** Apartment



**7/579 Dandenong Rd ARMADALE 3143 (REI/VG)**

Agent Comments



**Price:** \$558,000

**Method:** Private Sale

**Date:** 25/11/2025

**Property Type:** Apartment



**9/60 Edgar St.N GLEN IRIS 3146 (REI)**

Agent Comments



**Price:** \$540,000

**Method:** Sold Before Auction

**Date:** 22/11/2025

**Property Type:** Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525