

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

1/1 Norfolk Place, Malvern Vic 3144

Indicative selling price

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

Range between \$870,000

&

\$920,000

Median sale price

Median price \$650,000

Property Type Unit

Suburb Malvern

Period - From 01/01/2025

to

31/03/2025

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	8/480 Glenferrie Rd HAWTHORN 3122	\$880,000	24/05/2025
2	4/1 Norfolk PI MALVERN 3144	\$915,000	07/05/2025
3	104/1 Norfolk PI MALVERN 3144	\$880,020	12/02/2025

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:

04/06/2025 14:12



2 2 2

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$870,000 - \$920,000

Median Unit Price

March quarter 2025: \$650,000

Comparable Properties



8/480 Glenferrie Rd HAWTHORN 3122 (REI)

Agent Comments

2 2 1

Price: \$880,000

Method: Auction Sale

Date: 24/05/2025

Property Type: Apartment



4/1 Norfolk PI MALVERN 3144 (REI)

Agent Comments

2 2 2

Price: \$915,000

Method: Private Sale

Date: 07/05/2025

Property Type: Apartment



104/1 Norfolk PI MALVERN 3144 (REI/VG)

Agent Comments

2 2 2

Price: \$880,020

Method: Private Sale

Date: 12/02/2025

Property Type: Apartment

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