

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

1/120 Darling Road, Malvern East Vic 3145

Indicative selling price

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

Range between

\$650,000

&

\$710,000

Median sale price

Median price

\$625,000

Property Type

Unit

Suburb

Malvern East

Period - From

01/04/2025

to

31/03/2026

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	5/332 Neerim Rd CARNEGIE 3163	\$680,000	11/06/2026
2	5/68 Finch St MALVERN EAST 3145	\$660,000	04/06/2026
3			

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:

26/06/2026 18:02

1/120 Darling Road, Malvern East Vic 3145



Isaac Morrisby
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Indicative Selling Price

\$650,000 - \$710,000

Median Unit Price

Year ending March 2026: \$625,000



2 1 1

Property Type: Unit

Agent Comments

Comparable Properties



5/332 Neerim Rd CARNEGIE 3163 (REI)

Agent Comments

2 2 1

Price: \$680,000

Method: Auction Sale

Date: 11/06/2026

Property Type: Apartment



5/68 Finch St MALVERN EAST 3145 (REI)

Agent Comments

2 1 1

Price: \$660,000

Method: Sold Before Auction

Date: 04/06/2026

Property Type: Apartment

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.

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



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