

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

1/5a Winton Road, Malvern East Vic 3145

Indicative selling price

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

Range between

\$670,000

&

\$710,000

Median sale price

Median price

\$650,000

Property Type

Unit

Suburb

Malvern East

Period - From

08/07/2025

to

07/07/2026

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	204/1a Paxton St MALVERN EAST 3145	\$680,000	20/05/2026
2	110/285 Neerim Rd CARNEGIE 3163	\$682,000	06/05/2026
3	3/95-97 Chadstone Rd MALVERN EAST 3145	\$690,000	14/03/2026

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:

08/07/2026 11:57



2
 2
 1

Property Type: Strata Unit/Flat

Land Size: 62 sqm approx

Agent Comments

Quietly positioned at the rear of a boutique development, this contemporary two-bedroom apartment offers a generous north-facing courtyard, unparalleled privacy, and location convenience.

Indicative Selling Price

\$670,000 - \$710,000

Median Unit Price

08/07/2025 - 07/07/2026: \$650,000

Comparable Properties



204/1a Paxton St MALVERN EAST 3145 (REI)

Agent Comments

2
 2
 1

Price: \$680,000

Method: Sold Before Auction

Date: 20/05/2026

Property Type: Apartment



110/285 Neerim Rd CARNEGIE 3163 (REI/VG)

Agent Comments

2
 2
 1

Price: \$682,000

Method: Sold Before Auction

Date: 06/05/2026

Property Type: Apartment



3/95-97 Chadstone Rd MALVERN EAST 3145 (REI)

Agent Comments

2
 1
 1

Price: \$690,000

Method: Auction Sale

Date: 14/03/2026

Property Type: Townhouse (Res)

Account - Thomson | P: 03 95098244 | F: 95009693



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