

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

103/638 Malvern Road, Prahran Vic 3181

Indicative selling price

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

Range between \$880,000 & \$920,000

Median sale price

Median price \$573,750 Property Type Unit Suburb Prahran

Period - From 01/01/2024 to 31/03/2024 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	4/638 Malvern Rd PRAHRAN 3181	\$935,000	22/02/2024
2	4/646 Malvern Rd PRAHRAN 3181	\$890,000	16/11/2023
3	g04/646 Malvern Rd PRAHRAN 3181	\$890,000	16/11/2023

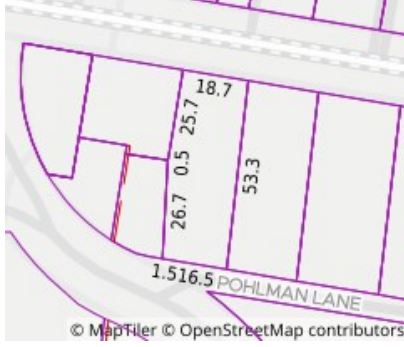
OR

~~**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:

24/04/2024 14:08

103/638 Malvern Road, Prahran Vic 3181



Property Type: House (Res)
Land Size: 1040 sqm approx
Agent Comments

Indicative Selling Price
\$880,000 - \$920,000
Median Unit Price
March quarter 2024: \$573,750

Comparable Properties



4/638 Malvern Rd PRAHRAN 3181 (REI)

Agent Comments



Price: \$935,000
Method: Private Sale
Date: 22/02/2024
Property Type: Apartment

4/646 Malvern Rd PRAHRAN 3181 (VG)

Agent Comments



Price: \$890,000
Method: Sale
Date: 16/11/2023
Property Type: Strata Unit/Flat



g04/646 Malvern Rd PRAHRAN 3181 (REI)

Agent Comments



Price: \$890,000
Method: Private Sale
Date: 16/11/2023
Property Type: Apartment

Account - Kay & Burton | P: 03 9820 1111 | F: 03 9820 0371



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