

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

18 Norfolk Place, Malvern Vic 3144

Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

Median sale price

Median price

\$3,000,000

Property Type

House

Suburb

Malvern

Period - From

01/04/2024

to

31/03/2025

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 | 1/56 Osborne Av GLEN IRIS 3146 | \$1,442,000 | 06/12/2024 |
| 2 | 1/1-3 Kaikoura Av HAWTHORN EAST 3123 | \$1,540,000 | 26/10/2024 |
| 3 | 3/34 Belmont Av.N GLEN IRIS 3146 | \$1,590,000 | 28/02/2025 |

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:

01/04/2025 12:27



3 2 2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

01/04/2024 - 31/03/2025: \$3,000,000

Comparable Properties



1/56 Osborne Av GLEN IRIS 3146 (REI/VG)

Agent Comments

3 2 2

Price: \$1,442,000

Method: Sold Before Auction

Date: 06/12/2024

Property Type: Townhouse (Res)



1/1-3 Kaikoura Av HAWTHORN EAST 3123 (REI)

Agent Comments

3 3 2

Price: \$1,540,000

Method: Auction Sale

Date: 26/10/2024

Property Type: House (Res)



3/34 Belmont Av.N GLEN IRIS 3146 (REI)

Agent Comments

3 2 2

Price: \$1,590,000

Method: Private Sale

Date: 28/02/2025

Property Type: Townhouse (Single)

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017