# Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Including suburb and postcode

Address 2/107 Darling Road, Malvern East Vic 3145

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,700,000		&		\$1,850,000			
Median sale pr	rice							
Median price	\$2,004,000	Pro	operty Type	Hou	ise		Suburb	Malvern East
Period - From	01/04/2024	to	31/03/2025		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	1b Kardinia Rd GLEN IRIS 3146	\$1,820,000	27/02/2025
2	13/2-4 Scott Grove, GLEN IRIS 3146	\$2,05 <b>0,000</b>	15/03/2025
3			

OR

**B**<sup>\*</sup> 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:

12/05/2025 15:21

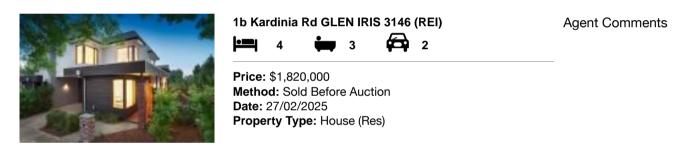






Property Type: Flat/Unit/Apartment (Res) Agent Comments Indicative Selling Price \$1,700,000 - \$1,850,000 Median House Price Year ending March 2025: \$2,004,000

# **Comparable Properties**



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 - Marshall White | P: 03 9822 9999



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