

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 2/136-138 Darling Road, Malvern East Vic 3145

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range between \$1,450,000 & \$1,595,000

Median sale price

Median price \$1,229,000 Property type Townhouse Suburb Malvern East

Period - From 30/09/2023 to 29/09/2024 Source REIV

Comparable property sales

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
4/136-138 Darling Rd MALVERN EAST 3145	\$1,775,000	21/09/2024
4/1906 Malvern Rd MALVERN EAST 3145	\$1,750,000	31/05/2024
1B Oak Gr MALVERN EAST 3145	\$1,600,000	21/05/2024

This Statement of Information was prepared on: 30/09/2024