

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

2/8 Park Street, 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

\$1,320,000

Property Type

Townhouse

Suburb

Malvern

Period - From

10/08/2025

to

09/08/2026

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	1/25 Thanet St MALVERN 3144	\$1,450,000	11/07/2026
2	3/17 Mercer Rd ARMADALE 3143	\$1,377,000	12/05/2026
3	3/1389 High St GLEN IRIS 3146	\$1,450,000	11/03/2026

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:

10/08/2026 14:34



 3  2  1

Property Type: Townhouse

Agent Comments

Indicative Selling Price

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

Median Townhouse Price

10/08/2025 - 09/08/2026: \$1,320,000

Comparable Properties



1/25 Thanet St MALVERN 3144 (REI)

Agent Comments

 3  3  2

Price: \$1,450,000

Method: Auction Sale

Date: 11/07/2026

Property Type: Apartment



3/17 Mercer Rd ARMADALE 3143 (REI)

Agent Comments

 3  1  1

Price: \$1,377,000

Method: Private Sale

Date: 12/05/2026

Property Type: Townhouse (Single)



3/1389 High St GLEN IRIS 3146 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,450,000

Method: Sold Before Auction

Date: 11/03/2026

Property Type: House (Res)

Account - Jellis Craig | P: 03 9864 5000