

# 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

206/36 Shaftesbury Avenue, Malvern Vic 3144

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$599,990

### Median sale price

Median price \$666,500

Property Type Unit

Suburb Malvern

Period - From 29/04/2024

to 28/04/2025

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 | 4/10 Meredith St MALVERN 3144    | \$620,000 | 01/04/2025   |
| 2 | 5/1529 Malvern Rd GLEN IRIS 3146 | \$650,000 | 31/03/2025   |
| 3 | 206/881 High St ARMADALE 3143    | \$630,000 | 31/03/2025   |

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:

29/04/2025 13:16



2 1 1

Property Type: Strata Unit/Flat  
Agent Comments

Indicative Selling Price  
\$599,990  
Median Unit Price  
29/04/2024 - 28/04/2025: \$666,500

## Comparable Properties



4/10 Meredith St MALVERN 3144 (REI)

Agent Comments

2 1 1

Price: \$620,000  
Method: Private Sale  
Date: 01/04/2025  
Property Type: Unit



5/1529 Malvern Rd GLEN IRIS 3146 (REI)

Agent Comments

2 1 1

Price: \$650,000  
Method: Private Sale  
Date: 31/03/2025  
Property Type: Unit



206/881 High St ARMADALE 3143 (REI)

Agent Comments

2 2 1

Price: \$630,000  
Method: Private Sale  
Date: 31/03/2025  
Property Type: Apartment

Account - RT Edgar | P: 03 9826 1000