

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

25 Spring Road, Malvern Vic 3144

Indicative selling price

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

Range between \$6,300,000 & \$6,800,000

Median sale price

Median price \$3,265,000 Property Type House Suburb Malvern

Period - From 01/01/2024 to 31/03/2024 Source 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 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	113 Kooyong Rd ARMADALE 3143	\$6,800,000	28/09/2023
2	1104 Malvern Rd ARMADALE 3143	\$6,750,000	01/03/2024
3	37 Somers Av MALVERN 3144	\$6,650,000	24/01/2024

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:

22/04/2024 17:03



Property Type: House
Land Size: 903 sqm approx
Agent Comments

Indicative Selling Price
\$6,300,000 - \$6,800,000
Median House Price
March quarter 2024: \$3,265,000

Comparable Properties



113 Kooyong Rd ARMADALE 3143 (REI/VG)

Agent Comments



Price: \$6,800,000
Method: Private Sale
Date: 28/09/2023
Property Type: House (Res)
Land Size: 915 sqm approx



1104 Malvern Rd ARMADALE 3143 (REI)

Agent Comments



Price: \$6,750,000
Method: Private Sale
Date: 01/03/2024
Property Type: House



37 Somers Av MALVERN 3144 (REI/VG)

Agent Comments



Price: \$6,650,000
Method: Private Sale
Date: 24/01/2024
Property Type: House (Res)
Land Size: 721 sqm approx

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