

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

27/65 Station Street, Malvern Vic 3144

Indicative selling price

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

Range between \$560,000 & \$610,000

Median sale price

Median price \$737,500 Property Type Unit Suburb Malvern

Period - From 01/10/2023 to 31/12/2023 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	503/1a Finch St MALVERN EAST 3145	\$610,000	07/03/2024
2	104/1a Paxton St MALVERN EAST 3145	\$587,000	27/02/2024
3	101/1226-1228 Malvern Rd MALVERN 3144	\$570,000	06/02/2024

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:

22/03/2024 13:17



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$560,000 - \$610,000

Median Unit Price

December quarter 2023: \$737,500

Comparable Properties



503/1a Finch St MALVERN EAST 3145 (REI)

Agent Comments

2 2 1

Price: \$610,000

Method: Private Sale

Date: 07/03/2024

Property Type: Apartment



104/1a Paxton St MALVERN EAST 3145 (REI)

Agent Comments

2 1 1

Price: \$587,000

Method: Private Sale

Date: 27/02/2024

Property Type: Apartment



101/1226-1228 Malvern Rd MALVERN 3144 (REI)

Agent Comments

2 1 1

Price: \$570,000

Method: Private Sale

Date: 06/02/2024

Property Type: Apartment

Account - Jellis Craig | P: 03 9864 5000