## 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

4 Banksia Way, Malvern Vic 3144

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$950,000		&		\$1,000,0	00		
Median sale price								
Median price	\$2,991,250	Pro	operty Type	Ηοι	ise		Suburb	Malvern
Period - From	01/04/2024	to	31/03/2025		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	6/122 Milton Pde GLEN IRIS 3146	\$941,000	29/03/2025
2	1/64 Edgar St.N GLEN IRIS 3146	\$1,000,000	05/03/2025
3	3/576 Orrong Rd ARMADALE 3143	\$965,000	20/12/2024

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:

28/05/2025 16:59







**Property Type:** House Agent Comments

Indicative Selling Price \$950,000 - \$1,000,000 Median House Price Year ending March 2025: \$2,991,250

# **Comparable Properties**

	6/122 Milton Pde GLEN IRIS 3146 (REI/VG) 2 1 1 1 1 Price: \$941,000 Method: Auction Sale Date: 29/03/2025 Property Type: Townhouse (Res)	Agent Comments
	1/64 Edgar St.N GLEN IRIS 3146 (REI)   3 2 4   Price: \$1,000,000   Method: Sold Before Auction   Date: 05/03/2025   Property Type: Apartment	Agent Comments
LENTS •	3/576 Orrong Rd ARMADALE 3143 (REI/VG) 2 1 2 2 Price: \$965,000 Method: Private Sale Date: 20/12/2024 Property Type: House	Agent Comments

#### Account - Marshall White | P: 03 9822 9999



111

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.