

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

44 Milton Parade, Malvern Vic 3144

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$2,982,500

Property Type House

Suburb Malvern

Period - From 01/01/2026

to

31/03/2026

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	8 Parkin St GLEN IRIS 3146	\$1,369,000	15/12/2025
2	657 Burke Rd CAMBERWELL 3124	\$1,200,000	15/11/2025
3	4/8-10 Spring Rd MALVERN 3144	\$1,300,000	05/11/2025

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:

14/04/2026 12:59



Rooms: 5

Property Type: Unit

Land Size: 284 sqm approx

Agent Comments

Comparable Properties



8 Parkin St GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$1,369,000

Method: Private Sale

Date: 15/12/2025

Property Type: House

Land Size: 297 sqm approx



657 Burke Rd CAMBERWELL 3124 (REI/VG)

Agent Comments



Price: \$1,200,000

Method: Auction Sale

Date: 15/11/2025

Property Type: House (Res)

Land Size: 300 sqm approx



4/8-10 Spring Rd MALVERN 3144 (REI)

Agent Comments



Price: \$1,300,000

Method: Private Sale

Date: 05/11/2025

Property Type: House (Res)