

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

8/65 Station Street, Malvern Vic 3144

Indicative selling price

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

Range between \$350,000

&

\$385,000

Median sale price

Median price \$642,500

Property Type Unit

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	118/1 Village Mews CAULFIELD NORTH 3161	\$383,000	14/04/2026
2	405/2a Clarence St MALVERN EAST 3145	\$350,000	21/03/2026
3	202/1387 Malvern Rd MALVERN 3144	\$370,000	16/03/2026

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:

19/05/2026 14:39



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$350,000 - \$385,000
Median Unit Price
March quarter 2026: \$642,500

Comparable Properties

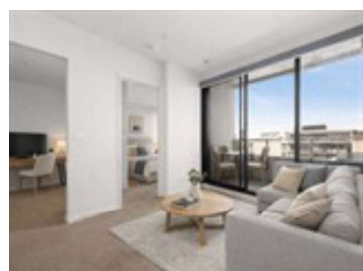


118/1 Village Mews CAULFIELD NORTH 3161 (REI)

Agent Comments



Price: \$383,000
Method: Private Sale
Date: 14/04/2026
Property Type: Apartment



405/2a Clarence St MALVERN EAST 3145 (REI)

Agent Comments



Price: \$350,000
Method: Private Sale
Date: 21/03/2026
Property Type: Apartment



202/1387 Malvern Rd MALVERN 3144 (REI/VG)

Agent Comments



Price: \$370,000
Method: Private Sale
Date: 16/03/2026
Property Type: Apartment

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480