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	1/120 Darling Road, Malvern East Vic 3145

Indicative selling price

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

Range between $625,000 & $675,000

Median sale price

Median price $649,500 Property Type Unit Suburb Malvern East

Period - From 01/07/2025 to 30/06/2026 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	5/68 Finch St MALVERN EAST 3145	$660,000	04/06/2026
2	1/16 Shepparson Av CARNEGIE 3163	$662,800	28/04/2026
3			

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: 14/08/2026 11:52

1/120 Darling Road, Malvern East Vic 3145

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2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$625,000 - $675,000
Median Unit Price
Year ending June 2026: $649,500

Comparable Properties



5/68 Finch St MALVERN EAST 3145 (REI/VG)

2 1 1

Price: $660,000
Method: Sold Before Auction
Date: 04/06/2026
Property Type: Apartment

Agent Comments



1/16 Shepparson Av CARNEGIE 3163 (REI/VG)

2 1 1

Price: $662,800
Method: Private Sale
Date: 28/04/2026
Property Type: Apartment

Agent Comments

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.

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