

# 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

3/17 Glenview Avenue, Malvern Vic 3144

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$420,000 & \$440,000

### Median sale price

Median price \$670,000 Property Type Unit Suburb Malvern

Period - From 22/12/2024 to 21/12/2025 Source Property Data

### 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	8/1587 Malvern Rd GLEN IRIS 3146	\$400,000	01/11/2025
2	12/27 Ewart St MALVERN 3144	\$405,000	17/10/2025
3	14/236 Wattletree Rd MALVERN 3144	\$450,000	30/09/2025

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:

22/12/2025 10:11

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1   1   1

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**  
\$420,000 - \$440,000  
**Median Unit Price**  
22/12/2024 - 21/12/2025: \$670,000

## Comparable Properties



**8/1587 Malvern Rd GLEN IRIS 3146 (REI)**

[Agent Comments](#)

1   1   1

**Price:** \$400,000  
**Method:** Private Sale  
**Date:** 01/11/2025  
**Property Type:** Unit



**12/27 Ewart St MALVERN 3144 (REI/VG)**

[Agent Comments](#)

1   1   1

**Price:** \$405,000  
**Method:** Private Sale  
**Date:** 17/10/2025  
**Property Type:** Apartment



**14/236 Wattletree Rd MALVERN 3144 (REI/VG)**

[Agent Comments](#)

1   1   1

**Price:** \$450,000  
**Method:** Private Sale  
**Date:** 30/09/2025  
**Property Type:** Apartment

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