

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 405/2a Clarence Street, Malvern East Vic 3145

Indicative selling price

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

Range between \$320,000 & \$340,000

Median sale price

Median price \$667,500 Property Type Unit Suburb Malvern East

Period - From 01/10/2025 to 31/12/2025 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	201/2a Clarence St MALVERN EAST 3145	\$378,000	29/01/2026
2	106/2a Clarence St MALVERN EAST 3145	\$380,000	02/12/2025
3	205/2a Clarence St MALVERN EAST 3145	\$410,000	29/11/2025

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: 05/03/2026 16:32



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$320,000 - \$340,000

Median Unit Price

December quarter 2025: \$667,500

Comparable Properties



201/2a Clarence St MALVERN EAST 3145 (REI)

Agent Comments

 2
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Price: \$378,000

Method: Auction Sale

Date: 29/01/2026

Property Type: Apartment



106/2a Clarence St MALVERN EAST 3145 (REI/VG)

Agent Comments

 2
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Price: \$380,000

Method: Private Sale

Date: 02/12/2025

Property Type: Apartment

205/2a Clarence St MALVERN EAST 3145 (VG)

Agent Comments

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Price: \$410,000

Method: Sale

Date: 29/11/2025

Property Type: Strata Unit/Flat

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222