

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
107/12 Illowa Street, Malvern East Vic 3145

Indicative selling price

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

Range between \$570,000 & \$620,000

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	3/12 Illowa St MALVERN EAST 3145	\$622,000	17/12/2025
2	103/12 Illowa St MALVERN EAST 3145	\$605,000	21/11/2025
3	1/12 Illowa St MALVERN EAST 3145	\$605,000	01/10/2025

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:

29/01/2026 11:52



Property Type: Strata Unit/Flat

Agent Comments

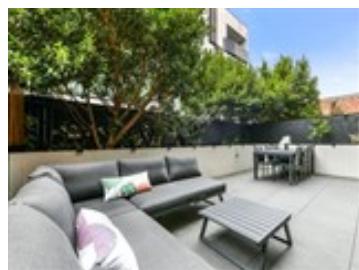
Indicative Selling Price

\$570,000 - \$620,000

Median Unit Price

December quarter 2025: \$667,500

Comparable Properties



3/12 Illowa St MALVERN EAST 3145 (REI/VG)



Price: \$622,000

Method: Auction Sale

Date: 17/12/2025

Property Type: Apartment

Agent Comments



103/12 Illowa St MALVERN EAST 3145 (REI)



Price: \$605,000

Method: Private Sale

Date: 21/11/2025

Property Type: Apartment

Agent Comments



1/12 Illowa St MALVERN EAST 3145 (REI/VG)



Price: \$605,000

Method: Sold Before Auction

Date: 01/10/2025

Property Type: Apartment

Agent Comments

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