

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 \$520,000 & \$570,000

Median sale price

Median price \$550,000 Property Type Unit Suburb Malvern East

Period - From 13/03/2025 to 12/03/2026 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	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:

13/03/2026 10:49



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$520,000 - \$570,000

Median Unit Price

13/03/2025 - 12/03/2026: \$550,000

Comparable Properties



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

Agent Comments

2 1 1

Price: \$622,000

Method: Auction Sale

Date: 17/12/2025

Property Type: Apartment



103/12 Illowa St MALVERN EAST 3145 (REI/VG)

Agent Comments

2 1 1

Price: \$605,000

Method: Private Sale

Date: 21/11/2025

Property Type: Apartment



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

Agent Comments

2 1 1

Price: \$605,000

Method: Sold Before Auction

Date: 01/10/2025

Property Type: Apartment

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