

## 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

203/9 Camira Street, Malvern East Vic 3145

#### Indicative selling price

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

Range between \$690,000 & \$750,000

#### Median sale price

Median price \$610,000 Property Type Unit Suburb Malvern East

Period - From 10/02/2025 to 09/02/2026 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	106/12 Camira St MALVERN EAST 3145	\$655,000	29/01/2026
2	206/9 Camira St MALVERN EAST 3145	\$685,000	20/09/2025
3	1/14 Camira St MALVERN EAST 3145	\$720,500	06/09/2025

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:

10/02/2026 11:15



**Property Type:**

Divorce/Estate/Family Transfers

**Land Size:** 1697 sqm approx

Agent Comments

**Indicative Selling Price**

\$690,000 - \$750,000

**Median Unit Price**

10/02/2025 - 09/02/2026: \$610,000

## Comparable Properties



**106/12 Camira St MALVERN EAST 3145 (REI)**



**Price:** \$655,000

**Method:** Auction Sale

**Date:** 29/01/2026

**Property Type:** Apartment

Agent Comments



**206/9 Camira St MALVERN EAST 3145 (REI/VG)**



**Price:** \$685,000

**Method:** Auction Sale

**Date:** 20/09/2025

**Property Type:** Apartment

Agent Comments



**1/14 Camira St MALVERN EAST 3145 (REI/VG)**



**Price:** \$720,500

**Method:** Private Sale

**Date:** 06/09/2025

**Property Type:** Apartment

Agent Comments

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