

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)

Agent Comments



Price: \$655,000
Method: Auction Sale
Date: 29/01/2026
Property Type: Apartment



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

Agent Comments



Price: \$685,000
Method: Auction Sale
Date: 20/09/2025
Property Type: Apartment



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

Agent Comments



Price: \$720,500
Method: Private Sale
Date: 06/09/2025
Property Type: Apartment

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