

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 311/2a Clarence Street, Malvern East Vic 3145

Indicative selling price

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

Range between \$300,000 & \$330,000

Median sale price

Median price \$605,000 Property Type Unit Suburb Malvern East

Period - From 01/01/2025 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	414/839 Dandenong Rd MALVERN EAST 3145	\$326,000	09/02/2026
2	24/92 Waverley Rd MALVERN EAST 3145	\$330,000	23/10/2025
3	204/839 Dandenong Rd MALVERN EAST 3145	\$300,000	20/09/2025

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: 10/03/2026 15:30



 1
  1
  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$300,000 - \$330,000

Median Unit Price

Year ending December 2025: \$605,000

Comparable Properties



414/839 Dandenong Rd MALVERN EAST 3145 (REI)

Agent Comments

 1
  1
  1

Price: \$326,000

Method: Private Sale

Date: 09/02/2026

Property Type: Apartment



24/92 Waverley Rd MALVERN EAST 3145 (REI/VG)

Agent Comments

 1
  1
  1

Price: \$330,000

Method: Private Sale

Date: 23/10/2025

Property Type: Apartment



204/839 Dandenong Rd MALVERN EAST 3145 (REI/VG)

Agent Comments

 1
  1
  1

Price: \$300,000

Method: Private Sale

Date: 20/09/2025

Property Type: Apartment

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