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

Single price $315,000

Median sale price

Median price $625,000 Property Type Unit Suburb Malvern East

Period - From 01/04/2025 to 31/03/2026 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	53/167 Hawthorn Rd CAULFIELD NORTH 3161	$300,000	07/01/2026
3	205/500 Dandenong Rd CAULFIELD NORTH 3161	$320,000	03/11/2025

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: 15/04/2026 14:30

311/2a Clarence Street, Malvern East Vic 3145



1 1 1

Property Type: Unit
Land Size: 766 sqm approx

Agent Comments

Indicative Selling Price
$315,000
Median Unit Price
Year ending March 2026: $625,000

Comparable Properties



414/839 Dandenong Rd MALVERN EAST 3145 (REI/VG)

1 1 1

Price: $326,000
Method: Private Sale
Date: 09/02/2026
Property Type: Apartment

Agent Comments



53/167 Hawthorn Rd CAULFIELD NORTH 3161 (REI/VG)

1 1 1

Price: $300,000
Method: Private Sale
Date: 07/01/2026
Property Type: Unit

Agent Comments



205/500 Dandenong Rd CAULFIELD NORTH 3161 (REI/VG)

1 1 1

Price: $320,000
Method: Private Sale
Date: 03/11/2025
Property Type: House

Agent Comments

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

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