

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

3 Spring Road, Malvern Vic 3144

Indicative selling price

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

Single price

\$7,495,000

Median sale price

Median price

\$1,450,000

Property Type

Townhouse

Suburb

Malvern

Period - From

16/10/2024

to

15/10/2025

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	16 Denham PI TOORAK 3142	\$8,400,000	03/10/2025
2			
3			

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:

16/10/2025 10:00



 5  4  3

Property Type: House
Land Size: 638 sqm approx
Agent Comments

Indicative Selling Price
\$7,495,000
Median Townhouse Price
16/10/2024 - 15/10/2025: \$1,450,000

Comparable Properties



16 Denham PI TOORAK 3142 (REI)

Agent Comments

 4  4  4

Price: \$8,400,000
Method: Private Sale
Date: 03/10/2025
Property Type: House (Res)
Land Size: 400 sqm approx

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.