

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 3 Spring Road, Malvern Vic 3144
Including suburb and postcode

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 Pl 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



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Indicative Selling Price

\$7,495,000

Median Townhouse Price

16/10/2024 - 15/10/2025: \$1,450,000

Property Type: House

Land Size: 638 sqm approx

Agent Comments

Comparable Properties



16 Denham PI TOORAK 3142 (REI)



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4



4

Agent Comments

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.

Account - Marshall White | P: 03 9822 9999