

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

48 Parslow Street, Malvern Vic 3144

Indicative selling price

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

Single price

\$980,000

Median sale price

Median price

\$2,420,000

Property Type

House

Suburb

Malvern

Period - From

01/10/2025

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	7/1 Norfolk PI MALVERN 3144	\$985,000	18/02/2026
2	3/6 Park St MALVERN 3144	\$1,050,000	11/12/2025
3	4/75 Union St ARMADALE 3143	\$975,000	03/12/2025

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:

03/03/2026 08:56

48 Parslow Street, Malvern Vic 3144



James Annett
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Indicative Selling Price

\$980,000

Median House Price

December quarter 2025: \$2,420,000



2 1 0

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



7/1 Norfolk PI MALVERN 3144 (REI)

Agent Comments

2 2 2

Price: \$985,000

Method: Sold Before Auction

Date: 18/02/2026

Property Type: Apartment



3/6 Park St MALVERN 3144 (REI/VG)

Agent Comments

3 1 1

Price: \$1,050,000

Method: Sold Before Auction

Date: 11/12/2025

Property Type: Apartment



4/75 Union St ARMADALE 3143 (REI/VG)

Agent Comments

2 2 2

Price: \$975,000

Method: Private Sale

Date: 03/12/2025

Property Type: Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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