

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

2/19 ROTHERWOOD DRIVE MALVERN EAST VIC 3145

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$950,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,500

Property type

Unit

Suburb

Malvern East

Period-from

01 May 2025

to

30 Apr 2026

Source

Cotality

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 6 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 WESTBROOK STREET CHADSTONE VIC 3148	\$980,000	23-Jan-26
2/11 NIOKA STREET CHADSTONE VIC 3148	\$950,000	20-Nov-25
1/18 CAMIRA STREET MALVERN EAST VIC 3145	\$931,000	12-Dec-25

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 6 months.~~

This Statement of Information was prepared on: 18 May 2026


**1/16 WESTBROOK STREET
CHADSTONE VIC 3148**
 3  2  2

 Sold Price **\$980,000** Sold Date **23-Jan-26**

 Distance **0.9km**

**2/11 NIOKA STREET CHADSTONE
VIC 3148**
 3  2  1

 Sold Price **\$950,000** Sold Date **20-Nov-25**

 Distance **1.09km**

**1/18 CAMIRA STREET MALVERN
EAST VIC 3145**
 3  2  2

 Sold Price **\$931,000** Sold Date **12-Dec-25**

 Distance **1.43km**

RS = Recent sale

UN = Undisclosed Sale

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