

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

7/30 OAK GROVE 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

or range
between

\$285,000

&

\$310,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,500

Property type

Flats

Suburb

Malvern East

Period-from

01 Apr 2025

to

31 Mar 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

4/6 WALNUT STREET CARNEGIE VIC 3163	\$290,000	28-Mar-26
3/1 KOKARIBB ROAD CARNEGIE VIC 3163	\$270,000	31-Jan-26
4/8 ANZAC STREET CARNEGIE VIC 3163	\$295,000	24-Feb-26

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: 25 April 2026


**4/6 WALNUT STREET CARNEGIE
VIC 3163**

Sold Price

RS

\$290,000

Sold Date

28-Mar-26
 1
  1
  1

Distance

1.3km

**3/1 KOKARIBB ROAD CARNEGIE
VIC 3163**

Sold Price

\$270,000

Sold Date

31-Jan-26
 1
  1
  1

Distance

1.36km

**4/8 ANZAC STREET CARNEGIE VIC
3163**

Sold Price

\$295,000

Sold Date

24-Feb-26
 1
  1
  1

Distance

1.44km

RS = Recent sale

UN = Undisclosed Sale

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