

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

107/12 CAMIRA STREET 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

\$390,000

&

\$429,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,500

Property type

Unit

Suburb

Malvern East

Period-from

01 Jun 2025

to

31 May 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

203/9 CAMIRA STREET MALVERN EAST VIC 3145	\$650,000	07-Mar-26
3/10 CARRUM STREET MALVERN EAST VIC 3145	\$775,000	17-Apr-26
16/800-802 WARRIGAL ROAD MALVERN EAST VIC 3145	\$400,000	12-May-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: 01 June 2026


**203/9 CAMIRA STREET MALVERN
EAST VIC 3145**
 2
  2
  1

Sold Price

\$650,000

Sold Date

07-Mar-26

Distance

0.06km

**3/10 CARRUM STREET MALVERN
EAST VIC 3145**
 2
  1
  1

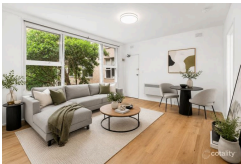
Sold Price

\$775,000

Sold Date

17-Apr-26

Distance

0.08km

**16/800-802 WARRIGAL ROAD
MALVERN EAST VIC 3145**
 2
  1
  1

Sold Price

^{RS} **\$400,000** ^{UN}

Sold Date

12-May-26

Distance

0.1km

RS = Recent sale

UN = Undisclosed Sale

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