

## 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

5/18-22 CAPON STREET MALVERN EAST VIC 3145

### Indicative selling price

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

Single Price

or range  
between

\$950,000

&

\$1,045,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$609,000

Property type

Unit

Suburb

Malvern East

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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

2/77 ATKINSON STREET CHADSTONE VIC 3148

\$1,002,500

27-Mar-25

3/7 BLETCHLEY ROAD HUGHESDALE VIC 3166

\$965,000

07-May-25

4/17 ROSELLA STREET MURRUMBEENA VIC 3163

\$1,035,000

17-May-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: 06 June 2025



**2/77 ATKINSON STREET  
CHADSTONE VIC 3148**

 3  2  2

Sold Price <sup>RS</sup> **\$1,002,500** Sold Date **27-Mar-25**

Distance **0.67km**



**3/7 BLETCHLEY ROAD  
HUGHESDALE VIC 3166**

 3  2  2

Sold Price **\$965,000** Sold Date **07-May-25**

Distance **0.78km**



**4/17 ROSELLA STREET  
MURRUMBEENA VIC 3163**

 3  2  1

Sold Price <sup>RS</sup> **\$1,035,000** Sold Date **17-May-25**

Distance **1.55km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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