

# 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

315/14 Elizabeth Street, Malvern Vic 3144

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$380,000

&

\$410,000

### Median sale price

Median price

\$650,000

Property Type

Unit

Suburb

Malvern

Period - From

01/01/2025

to

31/03/2025

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 | 204/40 Seymour Av ARMADALE 3143  | \$390,000 | 08/03/2025   |
| 2 | 317/14 Elizabeth St MALVERN 3144 | \$385,000 | 15/02/2025   |
| 3 | 214/14 Elizabeth St MALVERN 3144 | \$395,000 | 10/02/2025   |

**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:

13/05/2025 11:12

315/14 Elizabeth Street, Malvern Vic 3144



Walter Summons

03 9509 0411

0438 576 233

walter.summons@belleproperty.com

**Indicative Selling Price**

\$380,000 - \$410,000

**Median Unit Price**

March quarter 2025: \$650,000



1 1 1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**204/40 Seymour Av ARMADALE 3143 (REI)**

Agent Comments

1 1 -

**Price:** \$390,000

**Method:** Private Sale

**Date:** 08/03/2025

**Property Type:** Apartment



**317/14 Elizabeth St MALVERN 3144 (VG)**

Agent Comments

1 - -

**Price:** \$385,000

**Method:** Sale

**Date:** 15/02/2025

**Property Type:** Strata Unit/Flat



**214/14 Elizabeth St MALVERN 3144 (REI/VG)**

Agent Comments

1 1 1

**Price:** \$395,000

**Method:** Private Sale

**Date:** 10/02/2025

**Property Type:** Apartment

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



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