

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

405/14 Elizabeth Street, Malvern Vic 3144

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$410,000

Median sale price

Median price \$670,000

Property Type Unit

Suburb Malvern

Period - From 01/07/2024

to 30/06/2025

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	107/1387 Malvern Rd MALVERN 3144	\$412,000	22/05/2025
2	108/1228 Malvern Rd MALVERN 3144	\$415,000	16/04/2025
3	2/36 Bonview Rd MALVERN 3144	\$420,000	06/03/2025

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:

28/07/2025 13:35

405/14 Elizabeth Street, Malvern Vic 3144



Andrew James
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Indicative Selling Price

\$410,000

Median Unit Price

Year ending June 2025: \$670,000



1 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



107/1387 Malvern Rd MALVERN 3144 (REI)

Agent Comments

1 1 1

Price: \$412,000

Method: Private Sale

Date: 22/05/2025

Property Type: Apartment



108/1228 Malvern Rd MALVERN 3144 (REI)

Agent Comments

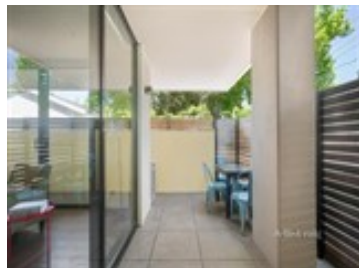
1 1 1

Price: \$415,000

Method: Private Sale

Date: 16/04/2025

Property Type: Apartment



2/36 Bonview Rd MALVERN 3144 (REI/VG)

Agent Comments

1 1 1

Price: \$420,000

Method: Private Sale

Date: 06/03/2025

Property Type: Unit

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



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