

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

11 Serrell Street, Malvern East Vic 3145

Indicative selling price

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

Range between \$2,000,000

&

\$2,200,000

Median sale price

Median price \$2,424,000

Property Type House

Suburb Malvern East

Period - From 01/04/2025

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 | 21 Dunlop St ASHBURTON 3147 | \$2,197,000 | 28/06/2025 |
| 2 | 10 Holywood Gr CARNEGIE 3163 | \$2,160,000 | 26/04/2025 |
| 3 | 32 Karma Av MALVERN EAST 3145 | \$2,020,000 | 23/04/2025 |

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:

06/08/2025 15:04

11 Serrell Street, Malvern East Vic 3145



Steve Burke

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Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

June quarter 2025: \$2,424,000



4 4 4

Rooms: 6

Property Type: House

Land Size: 658 sqm approx

Agent Comments

Comparable Properties



21 Dunlop St ASHBURTON 3147 (REI)

Agent Comments

4 2 4

Price: \$2,197,000

Method: Auction Sale

Date: 28/06/2025

Property Type: House (Res)

Land Size: 655 sqm approx



10 Holywood Gr CARNEGIE 3163 (REI/VG)

Agent Comments

4 2 2

Price: \$2,160,000

Method: Auction Sale

Date: 26/04/2025

Property Type: House (Res)

Land Size: 514 sqm approx



32 Karma Av MALVERN EAST 3145 (VG)

Agent Comments

3 - -

Price: \$2,020,000

Method: Sale

Date: 23/04/2025

Property Type: House (Res)

Land Size: 663 sqm approx

Account - Belle Property Glen Iris | P: 03 98181888



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