

# 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 4/8 Burke Road, 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)

Range between \$420,000 & \$460,000

### Median sale price

Median price \$667,500 Property Type Unit Suburb Malvern East

Period - From 01/10/2025 to 31/12/2025 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	6/80 Darling Rd MALVERN EAST 3145	\$456,000	29/01/2026
2	2/37 Belgrave Rd MALVERN EAST 3145	\$460,000	20/01/2026
3	2/8 Burke Rd MALVERN EAST 3145	\$481,000	14/10/2025

**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: 18/03/2026 14:08



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**Rooms:** 3  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$420,000 - \$460,000  
**Median Unit Price**  
December quarter 2025: \$667,500

## Comparable Properties

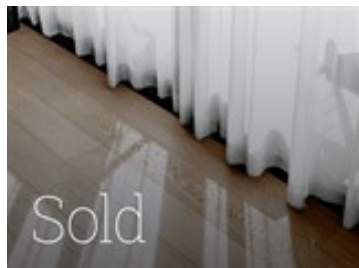


**6/80 Darling Rd MALVERN EAST 3145 (REI)**

**Agent Comments**

1   1   1

**Price:** \$456,000  
**Method:** Auction Sale  
**Date:** 29/01/2026  
**Property Type:** Apartment



**2/37 Belgrave Rd MALVERN EAST 3145 (REI)**

**Agent Comments**

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**Price:** \$460,000  
**Method:** Private Sale  
**Date:** 20/01/2026  
**Property Type:** Unit



**2/8 Burke Rd MALVERN EAST 3145 (VG)**

**Agent Comments**

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**Price:** \$481,000  
**Method:** Sale  
**Date:** 14/10/2025  
**Property Type:** Strata Unit/Flat

**Account - J A Cain** | P: 03 9805 2900 | F: 03 9805 2999