

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

7/60-62 Serrell Street, Malvern East Vic 3145

Indicative selling price

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

Single price \$1,025,000

Median sale price

Median price \$1,279,000

Property Type Townhouse

Suburb Malvern East

Period - From 21/02/2025

to 20/02/2026

Source Property Data

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	1/21 Rebecca Rd MALVERN EAST 3145	\$995,000	27/11/2025
2	2A Markham Av ASHBURTON 3147	\$1,027,000	15/11/2025
3	2/114 Darling Rd MALVERN EAST 3145	\$1,010,000	25/09/2025

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:

21/02/2026 18:00



3 1 1

Property Type: Villa

Agent Comments

Comparable Properties



1/21 Rebecca Rd MALVERN EAST 3145 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$995,000

Method: Private Sale

Date: 27/11/2025

Property Type: Unit

Land Size: 228 sqm approx



2A Markham Av ASHBURTON 3147 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$1,027,000

Method: Auction Sale

Date: 15/11/2025

Property Type: Townhouse (Res)

Land Size: 248 sqm approx



2/114 Darling Rd MALVERN EAST 3145 (REI/VG)

[Agent Comments](#)

2 1 2

Price: \$1,010,000

Method: Private Sale

Date: 25/09/2025

Property Type: Unit