

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 53 Bowen Street, Malvern East Vic 3145

Indicative selling price

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

Single price \$1,920,000

Median sale price

Median price \$2,200,000

Property Type House

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 | 4 Forster Av MALVERN EAST 3145 | \$1,980,000 | 08/11/2025 |
| 2 | 1/7 St Georges Cr ASHBURTON 3147 | \$2,040,000 | 25/10/2025 |
| 3 | 9 Halifax Ct ASHBURTON 3147 | \$1,865,000 | 13/09/2025 |

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:

25/02/2026 11:48



 4
  3
  2

Property Type: House
Land Size: 348 sqm approx
Agent Comments

Indicative Selling Price
 \$1,920,000
Median House Price
 December quarter 2025: \$2,200,000

Comparable Properties



4 Forster Av MALVERN EAST 3145 (REI/VG)

Agent Comments

 4
  2
  2

Price: \$1,980,000
Method: Auction Sale
Date: 08/11/2025
Property Type: Townhouse (Res)
Land Size: 650 sqm approx



1/7 St Georges Cr ASHBURTON 3147 (VG)

Agent Comments

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Price: \$2,040,000
Method: Sale
Date: 25/10/2025
Property Type: Flat/Unit/Apartment (Res)



9 Halifax Ct ASHBURTON 3147 (REI/VG)

Agent Comments

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  3
  2

Price: \$1,865,000
Method: Auction Sale
Date: 13/09/2025
Property Type: Townhouse (Single)
Land Size: 269 sqm approx

Account - FITCH PARTNERS PTY LTD | P: 0391149888



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