

# 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

2/3 Bent Street, 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 \$580,000 & \$630,000

### 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	1/25 Glenbrook Av MALVERN EAST 3145	\$620,000	13/12/2025
2	4/1395 High St GLEN IRIS 3146	\$618,000	25/09/2025
3	8/240 Waverley Rd MALVERN EAST 3145	\$625,000	12/09/2025

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:

13/01/2026 14:01

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**Indicative Selling Price**

\$580,000 - \$630,000

**Median Unit Price**

December quarter 2025: \$667,500



2   1   1

**Rooms:** 1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**1/25 Glenbrook Av MALVERN EAST 3145 (REI)**

Agent Comments

2   1   1

**Price:** \$620,000

**Method:** Auction Sale

**Date:** 13/12/2025

**Property Type:** Apartment



**4/1395 High St GLEN IRIS 3146 (REI/VG)**

Agent Comments

2   1   1

**Price:** \$618,000

**Method:** Private Sale

**Date:** 25/09/2025

**Property Type:** Apartment



**8/240 Waverley Rd MALVERN EAST 3145 (REI/VG)**

Agent Comments

2   1   1

**Price:** \$625,000

**Method:** Private Sale

**Date:** 12/09/2025

**Property Type:** Apartment

Account - Belle Property Glen Iris | P: 03 98181888