

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 225/60 Belgrave Road, Malvern East Vic 3145

Indicative selling price

For the meaning of this price see 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	203/128 Murrumbeena Rd MURRUMBEENA 3163	\$440,000	04/12/2025
2	101/8 Elliott Av CARNEGIE 3163	\$435,000	04/12/2025
3	5/1207 Dandenong Rd MALVERN EAST 3145	\$443,000	22/11/2025

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: 27/01/2026 09:52



Property Type: House (Res)
Land Size: 3892 sqm approx
Agent Comments

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

Comparable Properties



203/128 Murrumbeena Rd MURRUMBEENA 3163 (REI/VG)

Agent Comments



Price: \$440,000
Method: Private Sale
Date: 04/12/2025
Property Type: Apartment



101/8 Elliott Av CARNEGIE 3163 (REI/VG)

Agent Comments



Price: \$435,000
Method: Auction Sale
Date: 04/12/2025
Property Type: Apartment



5/1207 Dandenong Rd MALVERN EAST 3145 (REI/VG)

Agent Comments



Price: \$443,000
Method: Auction Sale
Date: 22/11/2025
Property Type: Apartment

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408