

# 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

102/36 Bonview Road, Malvern Vic 3144

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$395,000 & \$430,000

### Median sale price

Median price \$700,000 Property Type Unit Suburb Malvern

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	205/220 Burke Rd GLEN IRIS 3146	\$425,000	24/02/2026
2	308/14 Elizabeth St MALVERN 3144	\$421,500	25/01/2026
3	202/220 Burke Rd GLEN IRIS 3146	\$415,000	01/12/2025

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: 06/03/2026 11:17



**Property Type:** Apartment

Agent Comments

## Comparable Properties



**205/220 Burke Rd GLEN IRIS 3146 (REI)**

Agent Comments



**Price:** \$425,000

**Method:** Private Sale

**Date:** 24/02/2026

**Property Type:** Apartment



**308/14 Elizabeth St MALVERN 3144 (REI/VG)**

Agent Comments



**Price:** \$421,500

**Method:** Private Sale

**Date:** 25/01/2026

**Property Type:** Apartment



**202/220 Burke Rd GLEN IRIS 3146 (REI/VG)**

Agent Comments



**Price:** \$415,000

**Method:** Private Sale

**Date:** 01/12/2025

**Property Type:** Apartment