

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

210/36 Bonview Road, Malvern Vic 3144

Indicative selling price

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

Range between \$575,000 & \$605,000

Median sale price

Median price \$665,000 Property Type Unit Suburb Malvern

Period - From 08/04/2024 to 07/04/2025 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	406/770c Toorak Rd GLEN IRIS 3146	\$579,000	26/03/2025
2	108/1557 Malvern Rd GLEN IRIS 3146	\$595,000	18/03/2025
3	6/2 Belmont Av GLEN IRIS 3146	\$601,000	09/03/2025

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:

08/04/2025 09:32

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Indicative Selling Price

\$575,000 - \$605,000

Median Unit Price

08/04/2024 - 07/04/2025: \$665,000



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



406/770c Toorak Rd GLEN IRIS 3146 (REI)

Agent Comments

2 1 1

Price: \$579,000

Method: Private Sale

Date: 26/03/2025

Property Type: Apartment



108/1557 Malvern Rd GLEN IRIS 3146 (REI)

Agent Comments

2 1 1

Price: \$595,000

Method: Private Sale

Date: 18/03/2025

Property Type: Apartment



6/2 Belmont Av GLEN IRIS 3146 (REI)

Agent Comments

2 1 1

Price: \$601,000

Method: Private Sale

Date: 09/03/2025

Property Type: Apartment

Account - Harcourts Manningham | P: 03 9842 8000