

# 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

108/60 Belgrave Road, Malvern East Vic 3145

### Indicative selling price

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

Range between

\$530,000

&

\$583,000

### Median sale price

Median price

\$630,500

Property Type

Unit

Suburb

Malvern East

Period - From

01/10/2023

to

31/12/2023

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	1/37-39 Fisher St MALVERN EAST 3145	\$592,500	10/02/2024
2	7/11 Sydney St MURRUMBEENA 3163	\$562,000	26/08/2023
3	101/60 Belgrave Rd MALVERN EAST 3145	\$530,000	01/12/2023

**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:

11/02/2024 19:13



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**Property Type:**  
Flat/Unit/Apartment (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$530,000 - \$583,000

**Median Unit Price**  
December quarter 2023: \$630,500

## Comparable Properties



**1/37-39 Fisher St MALVERN EAST 3145 (REI)** **Agent Comments**

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**Price:** \$592,500  
**Method:** Auction Sale  
**Date:** 10/02/2024  
**Property Type:** Apartment



**7/11 Sydney St MURRUMBEENA 3163 (REI)** **Agent Comments**

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**Price:** \$562,000  
**Method:** Auction Sale  
**Date:** 26/08/2023  
**Property Type:** Apartment



**101/60 Belgrave Rd MALVERN EAST 3145 (REI)** **Agent Comments**

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**Price:** \$530,000  
**Method:** Private Sale  
**Date:** 01/12/2023  
**Property Type:** Apartment