

# 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

11 Bellevue Avenue, 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

\$1,950,000

&

\$2,100,000

### Median sale price

Median price

\$2,001,111

Property Type

House

Suburb

Malvern East

Period - From

01/01/2025

to

31/03/2025

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	69 Karma Av MALVERN EAST 3145	\$2,155,000	01/03/2025
2	21 Midlothian St MALVERN EAST 3145	\$1,881,000	22/02/2025
3	34 Midlothian St MALVERN EAST 3145	\$2,450,000	06/02/2025

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:

28/05/2025 09:59

11 Bellevue Avenue, Malvern East Vic 3145

Tim Heavyside  
94703390  
0403020404  
tim@heavyside.co



**Rooms:** 7  
**Property Type:** House  
**Land Size:** 657.115 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,950,000 - \$2,100,000  
**Median House Price**  
March quarter 2025: \$2,001,111

## Comparable Properties



**69 Karma Av MALVERN EAST 3145 (REI)**

**Agent Comments**



**Price:** \$2,155,000  
**Method:** Auction Sale  
**Date:** 01/03/2025  
**Property Type:** House (Res)  
**Land Size:** 660 sqm approx



**21 Midlothian St MALVERN EAST 3145 (REI)**

**Agent Comments**



**Price:** \$1,881,000  
**Method:** Auction Sale  
**Date:** 22/02/2025  
**Property Type:** House  
**Land Size:** 608 sqm approx



**34 Midlothian St MALVERN EAST 3145 (REI/VG)**

**Agent Comments**



**Price:** \$2,450,000  
**Method:** Private Sale  
**Date:** 06/02/2025  
**Property Type:** House  
**Land Size:** 674 sqm approx

**Account - Heavyside**



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