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	6 Bowlers Way, Malvern East Vic 3145

Indicative selling price

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

Range between $2,100,000 & $2,300,000

Median sale price

Median price $2,087,500 Property Type House Suburb Malvern East

Period - From 17/11/2024 to 16/11/2025 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	1/10 Dene Av MALVERN EAST 3145	$2,220,000	26/10/2025
2	5 Bellevue Av MALVERN EAST 3145	$2,100,000	04/10/2025
3	8 Berrima Av MALVERN EAST 3145	$2,255,000	02/10/2025

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: 17/11/2025 11:12

6 Bowlers Way, Malvern East Vic 3145

Steve Burke
03 9818 1888
0448 331 653
steve.burke@belleproperty.com



4 4 2

Rooms: 5
Property Type: House
Land Size: 555 sqm approx

Agent Comments

Indicative Selling Price
$2,100,000 - $2,300,000
Median House Price
17/11/2024 - 16/11/2025: $2,087,500

Comparable Properties



1/10 Dene Av MALVERN EAST 3145 (REI)

4 4 3

Price: $2,220,000
Method: Private Sale
Date: 26/10/2025
Property Type: House (Res)

Agent Comments



5 Bellevue Av MALVERN EAST 3145 (REI)

5 2 2

Price: $2,100,000
Method: Auction Sale
Date: 04/10/2025
Property Type: House
Land Size: 660 sqm approx

Agent Comments



8 Berrima Av MALVERN EAST 3145 (REI)

4 2 2

Price: $2,255,000
Method: Sold Before Auction
Date: 02/10/2025
Property Type: House (Res)

Agent Comments

Account - Belle Property Glen Iris | P: 03 98181888

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