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<br>Including suburb and postcode | 7/60-62 Serrell Street, Malvern East Vic 3145 |

## Indicative selling price

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

Single price $1,000,000

## Median sale price

Median price $1,279,000 Property Type Townhouse Suburb Malvern East

Period - From 13/03/2025 to 12/03/2026 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 | 1/21 Rebecca Rd MALVERN EAST 3145 | $995,000 | 27/11/2025 |
| 2 | 1a Lawrance St MURRUMBEENA 3163 | $990,000 | 20/11/2025 |
| 3 | 2A Markham Av ASHBURTON 3147 | $1,027,000 | 15/11/2025 |

**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: 13/03/2026 10:31

# 7/60-62 Serrell Street, Malvern East Vic 3145

Liam Burke
03 9818 1888
0457 567 990
liam.burke@belleproperty.com



3 1 1

**Rooms:** 1
**Property Type:** Villa

Agent Comments

**Indicative Selling Price**
$1,000,000
**Median Townhouse Price**
13/03/2025 - 12/03/2026: $1,279,000

## Comparable Properties



**1/21 Rebecca Rd MALVERN EAST 3145 (REI/VG)**

3 2 2

**Price:** $995,000
**Method:** Private Sale
**Date:** 27/11/2025
**Property Type:** Unit
**Land Size:** 228 sqm approx

Agent Comments



**1a Lawrance St MURRUMBEENA 3163 (REI/VG)**

3 1 2

**Price:** $990,000
**Method:** Private Sale
**Date:** 20/11/2025
**Property Type:** House

Agent Comments



**2A Markham Av ASHBURTON 3147 (REI/VG)**

3 2 2

**Price:** $1,027,000
**Method:** Auction Sale
**Date:** 15/11/2025
**Property Type:** Townhouse (Res)
**Land Size:** 248 sqm approx

Agent Comments

**Account** - Belle Property Glen Iris | P: 03 98181888

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