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	8/80 Burke Road, Malvern East Vic 3145

Indicative selling price

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

Single price $320,000

Median sale price

Median price $700,000 Property Type Unit Suburb Malvern East

Period - From 01/01/2026 to 31/03/2026 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	311/2a Clarence St MALVERN EAST 3145	$315,000	12/05/2026
2	607/881 Dandenong Rd MALVERN EAST 3145	$297,500	22/04/2026
3	405/2a Clarence St MALVERN EAST 3145	$350,000	21/03/2026

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: 16/06/2026 09:55

8/80 Burke Road, Malvern East Vic 3145

Nelson Alexander



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$320,000
Median Unit Price
March quarter 2026: $700,000

Comparable Properties



311/2a Clarence St MALVERN EAST 3145 (REI)

1 1 1

Price: $315,000
Method: Private Sale
Date: 12/05/2026
Property Type: Unit
Land Size: 766 sqm approx

Agent Comments

607/881 Dandenong Rd MALVERN EAST 3145 (VG)

1 - -

Price: $297,500
Method: Sale
Date: 22/04/2026
Property Type: Strata Unit/Flat

Agent Comments



405/2a Clarence St MALVERN EAST 3145 (REI)

1 1 1

Price: $350,000
Method: Private Sale
Date: 21/03/2026
Property Type: Apartment

Agent Comments

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408

REIV THE DIFFERENCE | propertydata.com.au

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