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	7/25 Clarence Street, Malvern East Vic 3145

Indicative selling price

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

Range between $350,000 & $385,000

Median sale price

Median price $625,000 Property Type Unit Suburb Malvern East

Period - From 01/04/2025 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	5/100 Claremont Av MALVERN 3144	$360,000	12/03/2026
2	4/1 Oxford St MALVERN 3144	$350,000	05/03/2026
3	7/33 Rosstown Rd CARNEGIE 3163	$382,000	25/02/2026

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: 20/04/2026 16:54

7/25 Clarence Street, Malvern East Vic 3145

Lauchlan Waterfield
03 9509 0411
0422 290 489
lauchlan.waterfield@belleproperty.com



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$350,000 - $385,000
Median Unit Price
Year ending March 2026: $625,000

Comparable Properties



5/100 Claremont Av MALVERN 3144 (REI)

1 1 1

Price: $360,000
Method: Private Sale
Date: 12/03/2026
Property Type: Apartment

Agent Comments



4/1 Oxford St MALVERN 3144 (VG)

1 - -

Price: $350,000
Method: Sale
Date: 05/03/2026
Property Type: Strata Unit/Flat

Agent Comments



7/33 Rosstown Rd CARNEGIE 3163 (REI/VG)

1 1 1

Price: $382,000
Method: Private Sale
Date: 25/02/2026
Property Type: Apartment

Agent Comments

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