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	215/60 Belgrave Road, Malvern East Vic 3145

Indicative selling price

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

Single price $550,000

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	16/1 Warley Rd MALVERN EAST 3145	$500,000	03/06/2026
2	107/12 Illowa St MALVERN EAST 3145	$550,000	29/05/2026
3	6/20-22 Bent St MALVERN EAST 3145	$502,000	29/04/2026

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 16:46

215/60 Belgrave Road, Malvern East Vic 3145

Nelson Alexander



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Property Type:
Flat/Unit/Apartment (Res)

Agent Comments

Indicative Selling Price
$550,000
Median Unit Price
March quarter 2026: $700,000

Comparable Properties



16/1 Warley Rd MALVERN EAST 3145 (REI)

2 1 1

Price: $500,000
Method: Private Sale
Date: 03/06/2026
Property Type: Apartment

Agent Comments



107/12 Illowa St MALVERN EAST 3145 (REI)

2 1 1

Price: $550,000
Method: Private Sale
Date: 29/05/2026
Property Type: Apartment

Agent Comments



6/20-22 Bent St MALVERN EAST 3145 (REI)

2 1 1

Price: $502,000
Method: Private Sale
Date: 29/04/2026
Property Type: Apartment

Agent Comments

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

REIV THE DIFFERENCE

propertydata.com.au

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