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	226/14 Elizabeth Street, Malvern Vic 3144

Indicative selling price

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

Range between $390,000 & $429,000

Median sale price

Median price $661,000 Property Type Unit Suburb Malvern

Period - From 01/04/2026 to 30/06/2026 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	305/50 Kambrook Rd CAULFIELD NORTH 3161	$400,000	02/07/2026
2	G10/1011 Toorak Rd CAMBERWELL 3124	$410,000	26/06/2026
3	7/25 Clarence St MALVERN EAST 3145	$401,850	27/04/2026

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: 21/07/2026 11:03

226/14 Elizabeth Street, Malvern Vic 3144

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1 1 1

Rooms: 2
Property Type: Apartment

Agent Comments

Indicative Selling Price
$390,000 - $429,000
Median Unit Price
June quarter 2026: $661,000

Comparable Properties



305/50 Kambrook Rd CAULFIELD NORTH 3161 (REI)

1 1 1

Price: $400,000
Method: Private Sale
Date: 02/07/2026
Property Type: Apartment

Agent Comments



G10/1011 Toorak Rd CAMBERWELL 3124 (REI)

1 1 1

Price: $410,000
Method: Private Sale
Date: 26/06/2026
Property Type: Apartment

Agent Comments



7/25 Clarence St MALVERN EAST 3145 (REI/VG)

1 1 1

Price: $401,850
Method: Private Sale
Date: 27/04/2026
Property Type: Apartment

Agent Comments

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