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	402/14 Elizabeth Street, Malvern Vic 3144

Indicative selling price

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

Range between $370,000 & $400,000

Median sale price

Median price $650,000 Property Type Unit Suburb Malvern

Period - From 01/04/2024 to 31/03/2025 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	317/14 Elizabeth St MALVERN 3144	$385,000	15/02/2025
2	204/40 Seymour Av ARMADALE 3143	$390,000	08/03/2025
3	214/14 Elizabeth St MALVERN 3144	$395,000	10/02/2025

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: 10/06/2025 09:45

Thomson:



1 1 1

Property Type: Apartment (Strata)
Land Size: 42 sqm approx

Agent Comments

Indicative Selling Price
$370,000 - $400,000
Median Unit Price
Year ending March 2025: $650,000

Comparable Properties



317/14 Elizabeth St MALVERN 3144 (VG)

1 - -

Price: $385,000
Method: Sale
Date: 15/02/2025
Property Type: Strata Unit/Flat

Agent Comments



204/40 Seymour Av ARMADALE 3143 (REI/VG)

1 1 -

Price: $390,000
Method: Private Sale
Date: 08/03/2025
Property Type: Apartment

Agent Comments



214/14 Elizabeth St MALVERN 3144 (REI/VG)

1 1 1

Price: $395,000
Method: Private Sale
Date: 10/02/2025
Property Type: Apartment

Agent Comments

Account - Thomson | P: 03 95098244 | F: 95009693

REIV THE DIFFERENCE | propertydata.com.au

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