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	8/28 Mcarthur Street, Malvern Vic 3144

Indicative selling price

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

Single price $555,000

Median sale price

Median price $669,000 Property Type Unit Suburb Malvern

Period - From 04/09/2024 to 03/09/2025 Source Property Data

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	5/47 Carroll Cr GLEN IRIS 3146	$560,000	21/07/2025
2	4/1512 Malvern Rd GLEN IRIS 3146	$550,000	15/05/2025
3	1/251 Burke Rd GLEN IRIS 3146	$555,000	07/04/2025

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: 04/09/2025 10:30

8/28 Mcarthur Street, Malvern Vic 3144

Liam Burke
03 9818 1888
0457 567 990
liam.burke@belleproperty.com



2 1 1

Rooms: 1
Property Type: Apartment

Agent Comments

Indicative Selling Price
$555,000
Median Unit Price
04/09/2024 - 03/09/2025: $669,000

Comparable Properties



5/47 Carroll Cr GLEN IRIS 3146 (REI/VG)

2 1 1

Price: $560,000
Method: Private Sale
Date: 21/07/2025
Property Type: Apartment

Agent Comments



4/1512 Malvern Rd GLEN IRIS 3146 (REI/VG)

2 1 1

Price: $550,000
Method: Private Sale
Date: 15/05/2025
Property Type: Apartment

Agent Comments



1/251 Burke Rd GLEN IRIS 3146 (REI/VG)

2 1 1

Price: $555,000
Method: Private Sale
Date: 07/04/2025
Property Type: Unit

Agent Comments

Account - Belle Property Glen Iris | P: 03 98181888

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