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	5 Bellevue Avenue, Malvern East Vic 3145

Indicative selling price

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

Range between $2,000,000 & $2,200,000

Median sale price

Median price $2,424,000 Property Type House Suburb Malvern East

Period - From 01/04/2025 to 30/06/2025 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	18 Oakdene Cr CARNEGIE 3163	$2,010,000	10/09/2025
2	1 Winton Rd MALVERN EAST 3145	$2,000,000	31/08/2025
3	11 Bellevue Av MALVERN EAST 3145	$2,090,000	27/06/2025

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: 03/10/2025 13:04

5 Bellevue Avenue, Malvern East Vic 3145

JellisCraig

Emmerson Lynch
9908 5700
0401 453 675
emmersonlynch@jelliscraig.com.au

Indicative Selling Price
$2,000,000 - $2,200,000
Median House Price
June quarter 2025: $2,424,000



5 2 2

Property Type: House
Land Size: 660 sqm approx

Agent Comments

Comparable Properties



18 Oakdene Cr CARNEGIE 3163 (REI)

4 2 2

Price: $2,010,000
Method: Auction Sale
Date: 10/09/2025
Property Type: House (Res)
Land Size: 502 sqm approx

Agent Comments



1 Winton Rd MALVERN EAST 3145 (REI)

5 2 2

Price: $2,000,000
Method: Sold Before Auction
Date: 31/08/2025
Property Type: House (Res)
Land Size: 563 sqm approx

Agent Comments



11 Bellevue Av MALVERN EAST 3145 (REI/VG)

4 2 5

Price: $2,090,000
Method: Sold Before Auction
Date: 27/06/2025
Property Type: House (Res)
Land Size: 660 sqm approx

Agent Comments

Account - Jellis Craig | P: (03) 9908 5700

REIV THE DIFFERENCE | propertydata.com.au

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