

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

11 Bellevue Avenue, Malvern East Vic 3145

Indicative selling price

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

Range between \$1,950,000

&

\$2,100,000

Median sale price

Median price \$2,001,111

Property Type House

Suburb Malvern East

Period - From 01/01/2025

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	69 Karma Av MALVERN EAST 3145	\$2,155,000	01/03/2025
2	21 Midlothian St MALVERN EAST 3145	\$1,881,000	22/02/2025
3	34 Midlothian St MALVERN EAST 3145	\$2,450,000	06/02/2025

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:

28/05/2025 09:59

11 Bellevue Avenue, Malvern East Vic 3145

Tim Heavyside
94703390
0403020404
tim@heavyside.co



Rooms: 7
Property Type: House
Land Size: 657.115 sqm approx
Agent Comments

Indicative Selling Price
\$1,950,000 - \$2,100,000
Median House Price
March quarter 2025: \$2,001,111

Comparable Properties



69 Karma Av MALVERN EAST 3145 (REI)

Agent Comments



Price: \$2,155,000
Method: Auction Sale
Date: 01/03/2025
Property Type: House (Res)
Land Size: 660 sqm approx



21 Midlothian St MALVERN EAST 3145 (REI)

Agent Comments



Price: \$1,881,000
Method: Auction Sale
Date: 22/02/2025
Property Type: House
Land Size: 608 sqm approx



34 Midlothian St MALVERN EAST 3145 (REI/VG)

Agent Comments



Price: \$2,450,000
Method: Private Sale
Date: 06/02/2025
Property Type: House
Land Size: 674 sqm approx

Account - Heavyside



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