

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

117/14 ELIZABETH STREET MALVERN VIC 3144

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$390,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,000

Property type

Unit

Suburb

Malvern

Period-from

01 Jun 2025

to

31 May 2026

Source

Cotality

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 6 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

308/14 ELIZABETH STREET MALVERN VIC 3144	\$421,500	25-Jan-26
214/14 ELIZABETH STREET MALVERN VIC 3144	\$395,000	10-Feb-25
116/14 ELIZABETH STREET MALVERN VIC 3144	\$430,000	31-Mar-26

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 6 months.~~

This Statement of Information was prepared on: 16 June 2026



**308/14 ELIZABETH STREET
MALVERN VIC 3144**

 1  1  1

Sold Price **\$421,500** Sold Date **25-Jan-26**

Distance **0km**



**214/14 ELIZABETH STREET
MALVERN VIC 3144**

 1  1  1

Sold Price **\$395,000** Sold Date **10-Feb-25**

Distance **0km**



**116/14 ELIZABETH STREET
MALVERN VIC 3144**

 1  1  1

Sold Price ^{RS} **\$430,000** Sold Date **31-Mar-26**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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