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	26 Elizabeth Street, Malvern Vic 3144
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$2,850,000	Pro	perty Type	House		Suburb	Malvern
Period - From	31/01/2023	to	30/01/2024	9	ource	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.

Ad	dress of comparable property	Price	Date of sale
1	33 Ellis Rd GLEN IRIS 3146	\$5,168,000	23/10/2023
2	14 Winter St MALVERN 3144	\$5,125,000	16/09/2023
3	4 Beamslev St MALVERN 3144	\$4.775.000	27/09/2023

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:	31/01/2024 18:22





Yili Ma 03 98181888 0412938115 vili.ma@belleproperty.com

\$4,700,000 - \$5,100,000 **Median House Price** 31/01/2023 - 30/01/2024: \$2,850,000

Indicative Selling Price



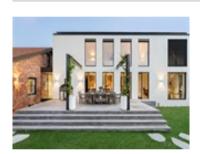


Rooms: 7

Property Type: House (Res) Land Size: 658 sqm approx

Agent Comments

Comparable Properties



33 Ellis Rd GLEN IRIS 3146 (REI)





Price: \$5,168,000 Method: Private Sale Date: 23/10/2023 Property Type: House Land Size: 721 sqm approx **Agent Comments**



14 Winter St MALVERN 3144 (REI/VG)





Price: \$5,125,000 Method: Auction Sale Date: 16/09/2023

Property Type: House (Res) Land Size: 631 sqm approx

Agent Comments



4 Beamsley St MALVERN 3144 (REI/VG)





Price: \$4,775,000 Method: Private Sale Date: 27/09/2023

Property Type: House (Res) Land Size: 830 sqm approx Agent Comments

Account - Belle Property Glen Iris | P: 03 98181888



