

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

33 Albert Street, Malvern East Vic 3145

Indicative selling price

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

Range between \$2,950,000

&

\$3,200,000

Median sale price

Median price \$2,200,000

Property Type House

Suburb Malvern East

Period - From 01/10/2025

to 31/12/2025

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	1678-1680 Malvern Rd GLEN IRIS 3146	\$3,150,000	25/02/2026
2	43 Emo Rd MALVERN EAST 3145	\$3,085,000	29/11/2025
3	112 Darling Rd MALVERN EAST 3145	\$3,075,000	20/10/2025

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:

06/04/2026 11:20

33 Albert Street, Malvern East Vic 3145



Steve Burke

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Indicative Selling Price

\$2,950,000 - \$3,200,000

Median House Price

December quarter 2025: \$2,200,000



5 2 2

Rooms: 9

Property Type: House (Res)

Land Size: 650 sqm approx

[Agent Comments](#)

Comparable Properties



1678-1680 Malvern Rd GLEN IRIS 3146 (REI)

[Agent Comments](#)

5 3 1

Price: \$3,150,000

Method: Sold Before Auction

Date: 25/02/2026

Property Type: House (Res)

Land Size: 911 sqm approx



43 Emo Rd MALVERN EAST 3145 (REI)

[Agent Comments](#)

4 2 2

Price: \$3,085,000

Method: Auction Sale

Date: 29/11/2025

Property Type: House (Res)

Land Size: 752 sqm approx



112 Darling Rd MALVERN EAST 3145 (REI/VG)

[Agent Comments](#)

5 2 3

Price: \$3,075,000

Method: Private Sale

Date: 20/10/2025

Property Type: House (Res)

Land Size: 769 sqm approx

Account - Belle Property Glen Iris | P: 03 98181888



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