

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

54 Belgrave Road, Malvern East Vic 3145

Indicative selling price

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

Range between \$1,550,000

&

\$1,600,000

Median sale price

Median price \$1,725,000

Property Type House

Suburb Malvern East

Period - From 01/04/2026

to 30/06/2026

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	524 Waverley Rd MALVERN EAST 3145	\$1,600,000	16/09/2026
2	4 Anfield Ct MALVERN EAST 3145	\$1,600,000	08/08/2026
3	41 Castlebar Rd MALVERN EAST 3145	\$1,600,000	20/04/2026

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:

23/09/2026 09:37



Property Type:
Agent Comments

Indicative Selling Price
\$1,550,000 - \$1,600,000
Median House Price
June quarter 2026: \$1,725,000

Comparable Properties



524 Waverley Rd MALVERN EAST 3145 (REI)

Agent Comments



Price: \$1,600,000
Method: Private Sale
Date: 16/09/2026
Property Type: House
Land Size: 819 sqm approx



4 Anfield Ct MALVERN EAST 3145 (REI)

Agent Comments



Price: \$1,600,000
Method: Private Sale
Date: 08/08/2026
Property Type: House
Land Size: 743 sqm approx



41 Castlebar Rd MALVERN EAST 3145 (REI)

Agent Comments



Price: \$1,600,000
Method: Sold Before Auction
Date: 20/04/2026
Property Type: House (Res)
Land Size: 618 sqm approx

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480