

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

60a Bowen Street, Malvern East Vic 3145

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$667,500

Property Type Unit

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 | 1/21 Rebecca Rd MALVERN EAST 3145 | \$995,000 | 27/11/2025 |
| 2 | 1/30 Rosella St MURRUMBEENA 3163 | \$1,180,000 | 20/09/2025 |
| 3 | 1/1 Belgrave Rd MALVERN EAST 3145 | \$1,025,000 | 08/08/2025 |

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:

04/02/2026 09:37



2
 1
 2

Property Type: House (Res)

Land Size: 330 sqm approx

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median Unit Price

December quarter 2025: \$667,500

Comparable Properties



1/21 Rebecca Rd MALVERN EAST 3145 (REI/VG)

Agent Comments

3
 2
 2

Price: \$995,000

Method: Private Sale

Date: 27/11/2025

Property Type: Unit

Land Size: 228 sqm approx



1/30 Rosella St MURRUMBEENA 3163 (REI/VG)

Agent Comments

2
 1
 2

Price: \$1,180,000

Method: Auction Sale

Date: 20/09/2025

Property Type: Unit

Land Size: 296 sqm approx



1/1 Belgrave Rd MALVERN EAST 3145 (REI/VG)

Agent Comments

2
 2
 2

Price: \$1,025,000

Method: Sold Before Auction

Date: 08/08/2025

Property Type: Unit

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222