

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



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)



Price: \$995,000
Method: Private Sale
Date: 27/11/2025
Property Type: Unit
Land Size: 228 sqm approx

Agent Comments



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



Price: \$1,180,000
Method: Auction Sale
Date: 20/09/2025
Property Type: Unit
Land Size: 296 sqm approx

Agent Comments



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



Price: \$1,025,000
Method: Sold Before Auction
Date: 08/08/2025
Property Type: Unit

Agent Comments

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