

## 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

13 BOWEN STREET MALVERN EAST VIC 3145

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$2,600,000

&

\$2,800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,155,000

Property type

House

Suburb

Malvern East

Period-from

01 May 2025

to

30 Apr 2026

Source

Cotality

### 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 6 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

3 BAMBIL STREET CHADSTONE VIC 3148	\$2,650,000	25-Feb-26
25 BRUCE STREET MALVERN EAST VIC 3145	\$2,860,000	21-Feb-26

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 6 months.~~

This Statement of Information was prepared on: 14 May 2026

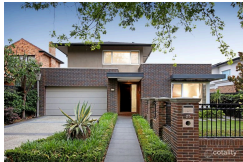

**3 BAMBIL STREET CHADSTONE  
VIC 3148**

Sold Price

RS - UN

 Sold Date **25-Feb-26**

5      3      2

 Distance      **2.08km**

**25 BRUCE STREET MALVERN EAST  
VIC 3145**

Sold Price

 Sold Date **21-Feb-26**

5      2      3

 Distance      **0.6km**

RS = Recent sale

UN = Undisclosed Sale

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