

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 49 Victoria Road North, Malvern Vic 3144

Indicative selling price

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

Range between \$1,400,000 & \$1,540,000

Median sale price

Median price \$2,690,000 Property Type House Suburb Malvern

Period - From 01/04/2025 to 31/03/2026 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	5 Cummins Gr MALVERN 3144	\$1,550,000	08/04/2026
2	2 Aintree Rd GLEN IRIS 3146	\$1,550,000	04/03/2026
3	34 Chanak St MALVERN EAST 3145	\$1,471,000	06/12/2025

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: 22/04/2026 11:32



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Property Type:
Land Size: 380 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,400,000 - \$1,540,000
Median House Price
 Year ending March 2026: \$2,690,000

Comparable Properties



5 Cummins Gr MALVERN 3144 (REI)

Agent Comments

3 2 -

Price: \$1,550,000
Method: Private Sale
Date: 08/04/2026
Property Type: House



2 Aintree Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

4 2 2

Price: \$1,550,000
Method: Sold Before Auction
Date: 04/03/2026
Property Type: House (Res)
Land Size: 411 sqm approx



34 Chanak St MALVERN EAST 3145 (REI/VG)

Agent Comments

2 1 2

Price: \$1,471,000
Method: Auction Sale
Date: 06/12/2025
Property Type: House (Res)
Land Size: 372 sqm approx

Account - Marshall White | P: 03 9822 9999