

# 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 38A Victoria Road North, Malvern Vic 3144

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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

### Median sale price

Median price \$2,982,500 Property Type House Suburb Malvern

Period - From 01/01/2026 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	34 Chanak St MALVERN EAST 3145	\$1,471,000	06/12/2025
3	109 Tooronga Rd GLEN IRIS 3146	\$1,415,000	13/11/2025

**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: 20/04/2026 12:03



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Property Type: House

Agent Comments

Indicative Selling Price

\$1,400,000 - \$1,540,000

Median House Price

March quarter 2026: \$2,982,500

## Comparable Properties



5 Cummins Gr MALVERN 3144 (REI)

Agent Comments

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Price: \$1,550,000

Method: Private Sale

Date: 08/04/2026

Property Type: House



34 Chanak St MALVERN EAST 3145 (REI/VG)

Agent Comments

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Price: \$1,471,000

Method: Auction Sale

Date: 06/12/2025

Property Type: House (Res)

Land Size: 372 sqm approx



109 Tooronga Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

🛏️ 2 🚗 1 🚗 1

Price: \$1,415,000

Method: Private Sale

Date: 13/11/2025

Property Type: House (Res)

Land Size: 262 sqm approx

Account - Jellis Craig | P: 03 9864 5000