

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

1855-1857 Malvern Road, Malvern East Vic 3145

Indicative selling price

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

Range between

\$2,400,000

 &

\$2,550,000

Median sale price

Median price

\$2,200,000

 Property Type

House

 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	2063 Malvern Rd MALVERN EAST 3145	\$2,400,000	27/10/2025
2	8 Cairnes Cr MALVERN EAST 3145	\$2,510,000	10/09/2025
3	1584 High St GLEN IRIS 3146	\$2,455,000	06/09/2025

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:

17/02/2026 13:21



4 3 4

Property Type: House (Res)
Land Size: 1018 sqm approx
Agent Comments

Indicative Selling Price
\$2,400,000 - \$2,550,000
Median House Price
December quarter 2025: \$2,200,000

Comparable Properties



2063 Malvern Rd MALVERN EAST 3145 (VG)

Agent Comments

4 - -

Price: \$2,400,000
Method: Sale
Date: 27/10/2025
Property Type: House (Res)
Land Size: 762 sqm approx



8 Cairnes Cr MALVERN EAST 3145 (REI/VG)

Agent Comments

4 2 2

Price: \$2,510,000
Method: Sold Before Auction
Date: 10/09/2025
Property Type: House (Res)
Land Size: 641 sqm approx



1584 High St GLEN IRIS 3146 (REI/VG)

Agent Comments

3 1 2

Price: \$2,455,000
Method: Auction Sale
Date: 06/09/2025
Property Type: House (Res)
Land Size: 947 sqm approx

Account - Marshall White | P: 03 9822 9999



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