

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 34 Moama Road, Malvern East Vic 3145

Indicative selling price

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

Range between \$1,850,000 & \$2,000,000

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	72a Paxton St MALVERN EAST 3145	\$2,130,000	31/10/2025
2	54 Emo Rd MALVERN EAST 3145	\$2,085,000	18/10/2025
3	36 Ardrie Rd MALVERN EAST 3145	\$2,170,000	25/09/2025

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: 12/02/2026 15:23



3 2 2

Property Type: House

[Agent Comments](#)

Indicative Selling Price

\$1,850,000 - \$2,000,000

Median House Price

December quarter 2025: \$2,200,000

Comparable Properties



72a Paxton St MALVERN EAST 3145 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$2,130,000

Method: Sold Before Auction

Date: 31/10/2025

Property Type: House (Res)

Land Size: 390 sqm approx



54 Emo Rd MALVERN EAST 3145 (REI/VG)

[Agent Comments](#)

2 1 1

Price: \$2,085,000

Method: Auction Sale

Date: 18/10/2025

Property Type: House (Res)

Land Size: 376 sqm approx



36 Ardrie Rd MALVERN EAST 3145 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$2,170,000

Method: Private Sale

Date: 25/09/2025

Property Type: House

Land Size: 325 sqm approx

Account - Marshall White | P: 03 9822 9999