

# 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

1678-1680 Malvern Road, Glen Iris Vic 3146
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### Indicative selling price

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

Range between 

\$2,800,000
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 & 

\$3,000,000
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### Median sale price

Median price 

\$2,660,500
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 Property Type 

House
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 Suburb 

Glen Iris
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Period - From 

01/10/2025
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 to 

31/12/2025
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 Source 

REIV
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### 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	2007-2009 Malvern Rd MALVERN EAST 3145	\$3,020,000	28/10/2025
2	112 Darling Rd MALVERN EAST 3145	\$3,075,000	20/10/2025
3	1 Stonehaven Av MALVERN EAST 3145	\$2,895,000	13/09/2025

**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: 

11/02/2026 12:17
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5   3   3

**Property Type:** House  
**Land Size:** 911 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$2,800,000 - \$3,000,000  
**Median House Price**  
 December quarter 2025: \$2,660,500

## Comparable Properties



**2007-2009 Malvern Rd MALVERN EAST 3145 (REI)**

Agent Comments

4   3   2

**Price:** \$3,020,000  
**Method:** Private Sale  
**Date:** 28/10/2025  
**Property Type:** House  
**Land Size:** 896 sqm approx



**112 Darling Rd MALVERN EAST 3145 (REI/VG)**

Agent Comments

5   2   3

**Price:** \$3,075,000  
**Method:** Private Sale  
**Date:** 20/10/2025  
**Property Type:** House (Res)  
**Land Size:** 769 sqm approx



**1 Stonehaven Av MALVERN EAST 3145 (REI/VG)**

Agent Comments

4   3   2

**Price:** \$2,895,000  
**Method:** Auction Sale  
**Date:** 13/09/2025  
**Property Type:** House (Res)  
**Land Size:** 865 sqm approx

Account - Marshall White | P: 03 9822 9999