

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

1/1480-1482 Malvern Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,350,000 Property Type Townhouse Suburb Glen Iris

Period - From 25/02/2025 to 24/02/2026 Source Property Data

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	2/100 Tooronga Rd MALVERN EAST 3145	\$1,200,000	12/02/2026
2	3/6 Park St MALVERN 3144	\$1,050,000	11/12/2025
3	3/153 Finch St GLEN IRIS 3146	\$1,089,000	15/11/2025

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:

25/02/2026 09:48



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Property Type: Townhouse

Agent Comments

Indicative Selling Price
 \$1,100,000 - \$1,200,000
Median Townhouse Price
 25/02/2025 - 24/02/2026: \$1,350,000

Comparable Properties



2/100 Tooronga Rd MALVERN EAST 3145 (REI)

Agent Comments

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 2

Price: \$1,200,000
Method: Private Sale
Date: 12/02/2026
Property Type: Townhouse (Single)



3/6 Park St MALVERN 3144 (REI/VG)

Agent Comments

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Price: \$1,050,000
Method: Sold Before Auction
Date: 11/12/2025
Property Type: Apartment



3/153 Finch St GLEN IRIS 3146 (VG)

Agent Comments

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Price: \$1,089,000
Method: Sale
Date: 15/11/2025
Property Type: Flat/Unit/Apartment (Res)

Account - Marshall White | P: 03 9822 9999