

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 Manning Road, Malvern East Vic 3145

Indicative selling price

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

Range between \$2,900,000 & \$3,150,000

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	20 Boston Av MALVERN EAST 3145	\$3,000,000	16/12/2025
2	43 Emo Rd MALVERN EAST 3145	\$3,085,000	29/11/2025
3	21 White St GLEN IRIS 3146	\$2,900,000	20/09/2025

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:

18/02/2026 12:30



 4  2  2

Rooms: 7
Property Type: House
Land Size: 555 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$2,900,000 - \$3,150,000
Median House Price
December quarter 2025: \$2,200,000

Comparable Properties



20 Boston Av MALVERN EAST 3145 (REI)

[Agent Comments](#)

 4  3  3

Price: \$3,000,000
Method: Private Sale
Date: 16/12/2025
Property Type: House
Land Size: 640 sqm approx



43 Emo Rd MALVERN EAST 3145 (REI)

[Agent Comments](#)

 4  2  2

Price: \$3,085,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House (Res)
Land Size: 752 sqm approx



21 White St GLEN IRIS 3146 (REI)

[Agent Comments](#)

 3  2  2

Price: \$2,900,000
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 660 sqm approx

Account - Marshall White | P: 03 9822 9999