

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

21a Manning Road, Malvern East VIC 3145

Indicative selling price

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

Range between

\$4,600,000

&

\$4,950,000

Median sale price

Median price

\$2,130,000

Property Type

House

Suburb

Malvern East

Period - From

05/09/2025

to

04/03/2026

Source

pdol

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
7 Bates St, Malvern East Vic	\$5,250,000	13/09/2025
8a Central Park Rd, Malvern East Vic	\$4,520,000	13/09/2025
2 Hillside Av, Glen Iris Vic	\$4,815,000	19/11/2025

This Statement of Information was prepared on:

05/03/2026