

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

21 Vickery Street, Malvern East Vic 3145

Indicative selling price

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

Range between \$800,000 & \$850,000

Median sale price

Median price \$1,332,500 Property Type Townhouse Suburb Malvern East

Period - From 04/03/2025 to 03/03/2026 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 | 2/3-5 Valency Rd GLEN IRIS 3146 | \$800,000 | 21/02/2026 |
| 2 | 1/1051 Dandenong Rd MALVERN EAST 3145 | \$837,000 | 31/10/2025 |
| 3 | 3/2 June Cr GLEN IRIS 3146 | \$805,000 | 04/10/2025 |

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:

04/03/2026 16:07



Rooms: 4

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



2/3-5 Valency Rd GLEN IRIS 3146 (REI)

Agent Comments



Price: \$800,000

Method: Auction Sale

Date: 21/02/2026

Property Type: Apartment



1/1051 Dandenong Rd MALVERN EAST 3145 (REI/VG)

Agent Comments



Price: \$837,000

Method: Sold Before Auction

Date: 31/10/2025

Property Type: Unit

Land Size: 220 sqm approx



3/2 June Cr GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$805,000

Method: Private Sale

Date: 04/10/2025

Property Type: Unit

Land Size: 137 sqm approx