

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

2 Glenbrook Avenue, Malvern East Vic 3145

Indicative selling price

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

Range between \$3,500,000 & \$3,700,000

Median sale price

Median price \$2,130,000 Property Type House Suburb Malvern East

Period - From 01/01/2025 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	19 Kerferd St MALVERN EAST 3145	\$3,850,000	21/02/2026
2	24 Grandview Rd GLEN IRIS 3146	\$3,585,000	25/10/2025
3	328 Wattletree Rd MALVERN EAST 3145	\$3,420,000	25/10/2025

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: 03/03/2026 09:02



5 2 4

Property Type: House

Agent Comments

Indicative Selling Price

\$3,500,000 - \$3,700,000

Median House Price

Year ending December 2025: \$2,130,000

Comparable Properties



19 Kerferd St MALVERN EAST 3145 (REI)

Agent Comments

3 2 4

Price: \$3,850,000

Method: Auction Sale

Date: 21/02/2026

Property Type: House (Res)

Land Size: 840 sqm approx



24 Grandview Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

4 4 2

Price: \$3,585,000

Method: Auction Sale

Date: 25/10/2025

Property Type: House (Res)

Land Size: 836 sqm approx



328 Wattletree Rd MALVERN EAST 3145 (REI)

Agent Comments

4 2 3

Price: \$3,420,000

Method: Auction Sale

Date: 25/10/2025

Property Type: House (Res)

Land Size: 869 sqm approx

Account - Marshall White | P: 03 9822 9999