

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

1134 Malvern Road, Malvern Vic 3144

Indicative selling price

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

Range between \$3,250,000 & \$3,500,000

Median sale price

Median price \$2,690,000 Property Type House Suburb Malvern

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	36 Hunter St MALVERN 3144	\$3,500,000	14/02/2026
2	328 Wattletree Rd MALVERN EAST 3145	\$3,420,000	25/10/2025
3			

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: 30/03/2026 11:35



Property Type: House (Previously Occupied - Detached)
Land Size: 632 sqm approx
 Agent Comments

Indicative Selling Price
 \$3,250,000 - \$3,500,000
Median House Price
 Year ending December 2025: \$2,690,000

Comparable Properties



36 Hunter St MALVERN 3144 (REI)

Agent Comments



Price: \$3,500,000
Method: Auction Sale
Date: 14/02/2026
Property Type: House (Res)
Land Size: 641 sqm approx



328 Wattleree Rd MALVERN EAST 3145 (REI)

Agent Comments



Price: \$3,420,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)
Land Size: 869 sqm approx

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.