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	1790 Malvern Road, Malvern East Vic 3145

Indicative selling price

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

Range between $1,500,000 & $1,600,000

Median sale price

Median price $2,025,000 Property Type House Suburb Malvern East

Period - From 01/01/2026 to 31/03/2026 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	53 Belgrave Rd MALVERN EAST 3145	$1,540,000	21/03/2026
2	2 Aintree Rd GLEN IRIS 3146	$1,550,000	04/03/2026
3	8 John St MALVERN EAST 3145	$1,555,000	29/11/2025

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: 23/04/2026 17:12

1790 Malvern Road, Malvern East Vic 3145

Vivienne Chen
0401 371 829
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3 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,500,000 - $1,600,000
Median House Price
March quarter 2026: $2,025,000

Comparable Properties



53 Belgrave Rd MALVERN EAST 3145 (REI)

3 2 2

Price: $1,540,000
Method: Auction Sale
Date: 21/03/2026
Property Type: House (Res)
Land Size: 322 sqm approx

Agent Comments



2 Aintree Rd GLEN IRIS 3146 (REI/VG)

4 2 2

Price: $1,550,000
Method: Sold Before Auction
Date: 04/03/2026
Property Type: House (Res)
Land Size: 411 sqm approx

Agent Comments



8 John St MALVERN EAST 3145 (REI/VG)

4 3 -

Price: $1,555,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House
Land Size: 424 sqm approx

Agent Comments

Account - Belle Property Glen Iris | P: 03 98181888

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