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: 38A Victoria Road North, Malvern Vic 3144

Indicative selling price

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

Range between $1,400,000 & $1,450,000

Median sale price

Median price $2,982,500 Property Type House Suburb Malvern

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	49 Victoria Rd.N MALVERN 3144	$1,485,000	19/05/2026
2	111 Tooronga Rd GLEN IRIS 3146	$1,490,000	16/05/2026
3	17 Emo Rd MALVERN EAST 3145	$1,450,000	23/01/2026

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: 04/06/2026 10:14

38A Victoria Road North, Malvern Vic 3144

JellisCraig



2 2 1

Property Type: House

Agent Comments

Indicative Selling Price
$1,400,000 - $1,450,000
Median House Price
March quarter 2026: $2,982,500

Comparable Properties



49 Victoria Rd.N MALVERN 3144 (REI)

3 1 2

Price: $1,485,000
Method: Private Sale
Date: 19/05/2026
Property Type: House

Agent Comments

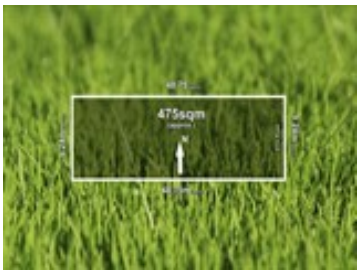


111 Tooronga Rd GLEN IRIS 3146 (REI)

2 2 1

Price: $1,490,000
Method: Auction Sale
Date: 16/05/2026
Property Type: House (Res)

Agent Comments



17 Emo Rd MALVERN EAST 3145 (REI/VG)

3 1 -

Price: $1,450,000
Method: Private Sale
Date: 23/01/2026
Property Type: Land (Res)
Land Size: 475 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

REIV THE DIFFERENCE | propertydata.com.au

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