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	154 Darling 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 & $1,650,000

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	12 Emo Rd MALVERN EAST 3145	$1,572,000	22/04/2026
2	53 Belgrave Rd MALVERN EAST 3145	$1,540,000	21/03/2026
3	6 The Rialto MALVERN EAST 3145	$1,600,000	08/01/2026

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: 01/05/2026 14:41

154 Darling Road, Malvern East Vic 3145

Walter Summons
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2 1 1

Property Type: House
Land Size: 439 sqm approx

Agent Comments

Indicative Selling Price
$1,500,000 - $1,650,000
Median House Price
March quarter 2026: $2,025,000

Comparable Properties



12 Emo Rd MALVERN EAST 3145 (REI)

3 1 1

Price: $1,572,000
Method: Sold Before Auction
Date: 22/04/2026
Property Type: House

Agent Comments



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



6 The Rialto MALVERN EAST 3145 (REI)

3 1 2

Price: $1,600,000
Method: Private Sale
Date: 08/01/2026
Property Type: House (Res)
Land Size: 709 sqm approx

Agent Comments

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