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	124 Darling Road, Malvern East Vic 3145

Indicative selling price

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

Range between $1,400,000 & $1,500,000

Median sale price

Median price $2,021,625 Property Type House Suburb Malvern East

Period - From 01/01/2024 to 31/12/2024 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	1916-1918 Malvern Rd MALVERN EAST 3145	$1,385,000	07/12/2024
2	2045 Malvern Rd MALVERN EAST 3145	$1,550,000	07/12/2024
3	453 Waverley Rd MALVERN EAST 3145	$1,475,000	19/11/2024

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: 04/02/2025 15:44

124 Darling Road, Malvern East Vic 3145



3 1 3

Property Type: House

Agent Comments

Indicative Selling Price
$1,400,000 - $1,500,000
Median House Price
Year ending December 2024: $2,021,625

Comparable Properties



1916-1918 Malvern Rd MALVERN EAST 3145 (REI)

2 2 4

Price: $1,385,000
Method: Private Sale
Date: 07/12/2024
Property Type: House
Land Size: 579 sqm approx

Agent Comments



2045 Malvern Rd MALVERN EAST 3145 (REI)

4 1 2

Price: $1,550,000
Method: Auction Sale
Date: 07/12/2024
Property Type: House (Res)

Agent Comments



453 Waverley Rd MALVERN EAST 3145 (REI/VG)

3 2 2

Price: $1,475,000
Method: Private Sale
Date: 19/11/2024
Property Type: House
Land Size: 385 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

REIV THE DIFFERENCE

propertydata.com.au

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