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	23 Rob Roy Road, Malvern East Vic 3145

Indicative selling price

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

Range between $1,800,000 & $1,900,000

Median sale price

Median price $2,004,000 Property Type House Suburb Malvern East

Period - From 01/04/2024 to 31/03/2025 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	5 Rowena Rd MALVERN EAST 3145	$1,800,000	22/03/2025
2	10 Boston Av MALVERN EAST 3145	$2,000,000	15/03/2025
3	41 Thurso St MALVERN EAST 3145	$1,863,000	22/02/2025

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: 16/04/2025 12:57

23 Rob Roy Road, Malvern East Vic 3145



4 2 2

Property Type: House (Res)
Land Size: 604 sqm approx

Agent Comments

Indicative Selling Price
$1,800,000 - $1,900,000
Median House Price
Year ending March 2025: $2,004,000

Comparable Properties



5 Rowena Rd MALVERN EAST 3145 (REI)

3 2 4

Price: $1,800,000
Method: Sold Before Auction
Date: 22/03/2025
Property Type: House (Res)
Land Size: 664 sqm approx

Agent Comments



10 Boston Av MALVERN EAST 3145 (REI)

3 1 2

Price: $2,000,000
Method: Auction Sale
Date: 15/03/2025
Property Type: House (Res)
Land Size: 665 sqm approx

Agent Comments



41 Thurso St MALVERN EAST 3145 (REI)

3 2 4

Price: $1,863,000
Method: Auction Sale
Date: 22/02/2025
Property Type: House (Res)

Agent Comments

Account - Marshall White | P: 03 9822 9999

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