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	25 Darling Road, Malvern East Vic 3145

Indicative selling price

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

Range between $1,900,000 & $2,090,000

Median sale price

Median price $2,040,000 Property Type House Suburb Malvern East

Period - From 29/05/2024 to 28/05/2025 Source Property Data

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	23 Rob Roy Rd MALVERN EAST 3145	$2,090,000	10/05/2025
2	60b Ardyne St MURRUMBEENA 3163	$1,950,000	05/04/2025
3	22 Karma Av MALVERN EAST 3145	$2,085,000	29/03/2025

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: 29/05/2025 21:35

25 Darling Road, Malvern East Vic 3145



4 3 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,900,000 - $2,090,000
Median House Price
29/05/2024 - 28/05/2025: $2,040,000

Comparable Properties



23 Rob Roy Rd MALVERN EAST 3145 (REI)

4 2 2

Price: $2,090,000
Method: Auction Sale
Date: 10/05/2025
Property Type: House (Res)
Land Size: 601 sqm approx

Agent Comments



60b Ardyne St MURRUMBEENA 3163 (REI)

5 4 2

Price: $1,950,000
Method: Auction Sale
Date: 05/04/2025
Property Type: Townhouse (Res)
Land Size: 456 sqm approx

Agent Comments



22 Karma Av MALVERN EAST 3145 (REI)

5 2 2

Price: $2,085,000
Method: Auction Sale
Date: 29/03/2025
Property Type: House (Res)

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

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