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	130 Darling Road, Malvern East VIC 3145

Indicative selling price

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

Range between $1,680,000 & $1,750,000

Median sale price

Median price $2,000,111 Property Type House Suburb Malvern East

Period - From 09/12/2024 to 08/06/2025 Source core_logic

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
58 Grange Road Carnegie VIC 3163	$1,653,888	29/05/2025
33 Cairnes Crescent Malvern East VIC 3145	$1,680,000	22/02/2025
159 Ashburn Grove Ashburton VIC 3147	$1,685,000	19/03/2025

This Statement of Information was prepared on: 10/06/2025