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	4 Emo Road, Malvern East Vic 3145

Indicative selling price

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

Single price: $2,725,000

Median sale price

Median price: $2,424,000 Property Type: House Suburb: Malvern East

Period - From: 01/04/2025 to: 30/06/2025 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	19 Beech St MALVERN EAST 3145	$2,720,000	21/06/2025
2	18 Fountaine Av MALVERN EAST 3145	$2,735,000	17/05/2025
3	9 Fountaine Av MALVERN EAST 3145	$2,720,000	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: 11/08/2025 10:49

4 Emo Road, Malvern East Vic 3145



4 2 2

Property Type: House (Res)
Land Size: 711 sqm approx

Agent Comments

Indicative Selling Price
$2,725,000
Median House Price
June quarter 2025: $2,424,000

Comparable Properties



19 Beech St MALVERN EAST 3145 (REI)

4 3 3

Price: $2,720,000
Method: Auction Sale
Date: 21/06/2025
Property Type: House (Res)
Land Size: 539 sqm approx

Agent Comments



18 Fountaine Av MALVERN EAST 3145 (REI)

4 2 2

Price: $2,735,000
Method: Auction Sale
Date: 17/05/2025
Property Type: House (Res)

Agent Comments



9 Fountaine Av MALVERN EAST 3145 (REI/VG)

4 2 2

Price: $2,720,000
Method: Auction Sale
Date: 29/03/2025
Property Type: House (Res)
Land Size: 557 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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