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	79 Manning Road, Malvern East Vic 3145

Indicative selling price

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

Range between $3,450,000 & $3,690,000

Median sale price

Median price $2,080,000 Property Type House Suburb Malvern East

Period - From 10/10/2024 to 09/10/2025 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 Nyora St MALVERN EAST 3145	$3,500,000	22/04/2025
2	53 Fisher St MALVERN EAST 3145	$3,630,000	12/04/2025
3	13 Vickery St MALVERN EAST 3145	$3,750,000	10/04/2025

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: 10/10/2025 13:39

79 Manning Road, Malvern East Vic 3145



4 2 2

Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments

Indicative Selling Price
$3,450,000 - $3,690,000
Median House Price
10/10/2024 - 09/10/2025: $2,080,000

Comparable Properties



23 Nyora St MALVERN EAST 3145 (REI/VG)

4 3 2

Price: $3,500,000
Method: Private Sale
Date: 22/04/2025
Property Type: House (Res)
Land Size: 725 sqm approx

Agent Comments



53 Fisher St MALVERN EAST 3145 (REI/VG)

4 3 3

Price: $3,630,000
Method: Private Sale
Date: 12/04/2025
Property Type: House
Land Size: 720 sqm approx

Agent Comments



13 Vickery St MALVERN EAST 3145 (REI/VG)

5 3 2

Price: $3,750,000
Method: Private Sale
Date: 10/04/2025
Property Type: House (Res)
Land Size: 595 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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