

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

106 Emo Road, Malvern East Vic 3145

Indicative selling price

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

Range between

\$2,400,000

&

\$2,600,000

Median sale price

Median price

\$1,725,000

Property Type

House

Suburb

Malvern East

Period - From

01/04/2026

to

30/06/2026

Source

REIV

Comparable property sales

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 Ash Gr MALVERN EAST 3145	\$2,690,000	09/06/2026
2	149 Tooronga Rd GLEN IRIS 3146	\$2,600,000	15/04/2026
3	1811-1813 Malvern Rd GLEN IRIS 3146	\$2,350,000	17/03/2026

This Statement of Information was prepared on:

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