

# 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

1169 Malvern Road, Malvern Vic 3144

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,600,000

&

\$2,860,000

### Median sale price

Median price \$2,765,500

Property Type House

Suburb Malvern

Period - From 01/07/2025

to

30/06/2026

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 | 71 Jordan St MALVERN 3144      | \$2,730,000 | 24/07/2026   |
| 2 | 6 Oxford St MALVERN 3144       | \$2,795,000 | 23/05/2026   |
| 3 | 149 Tooronga Rd GLEN IRIS 3146 | \$2,600,000 | 15/04/2026   |

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:

24/08/2026 12:57



 5
  3
  2

**Property Type:** House  
**Land Size:** 368 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$2,600,000 - \$2,860,000  
**Median House Price**  
 Year ending June 2026: \$2,765,500

## Comparable Properties



**71 Jordan St MALVERN 3144 (REI)**

**Agent Comments**

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  1

**Price:** \$2,730,000  
**Method:** Private Sale  
**Date:** 24/07/2026  
**Property Type:** House



**6 Oxford St MALVERN 3144 (REI/VG)**

**Agent Comments**

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**Price:** \$2,795,000  
**Method:** Auction Sale  
**Date:** 23/05/2026  
**Property Type:** House (Res)  
**Land Size:** 650 sqm approx



**149 Tooronga Rd GLEN IRIS 3146 (REI)**

**Agent Comments**

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  2

**Price:** \$2,600,000  
**Method:** Private Sale  
**Date:** 15/04/2026  
**Property Type:** House (Res)  
**Land Size:** 682 sqm approx

**Account - Thomson** | P: 03 95098244 | F: 95009693