

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

163 Darling Road, Malvern East Vic 3145

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$2,050,000 Property Type House Suburb Malvern East

Period - From 01/01/2024 to 31/03/2024 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	12 Saxby Rd GLEN IRIS 3146	\$2,350,000	15/03/2024
2	4 Dundonald Av MALVERN EAST 3145	\$2,260,000	15/02/2024
3	1774-1776 Malvern Rd MALVERN EAST 3145	\$2,127,000	18/01/2024

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: 06/05/2024 10:27



4 2 2

Rooms: 7
Property Type: House
Agent Comments

Indicative Selling Price
\$2,000,000 - \$2,200,000
Median House Price
March quarter 2024: \$2,050,000

Comparable Properties



12 Saxby Rd GLEN IRIS 3146 (REI)

Agent Comments

4 2 3

Price: \$2,350,000
Method: Private Sale
Date: 15/03/2024
Property Type: House
Land Size: 617 sqm approx



4 Dundonald Av MALVERN EAST 3145 (REI)

Agent Comments

3 2 2

Price: \$2,260,000
Method: Sold Before Auction
Date: 15/02/2024
Property Type: House (Res)
Land Size: 594 sqm approx



1774-1776 Malvern Rd MALVERN EAST 3145 (REI)

Agent Comments

5 2 3

Price: \$2,127,000
Method: Private Sale
Date: 18/01/2024
Property Type: House (Res)
Land Size: 698 sqm approx

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