

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

1766-1768 Malvern Road, Malvern East Vic 3145

Indicative selling price

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

Range between \$2,450,000 & \$2,695,000

Median sale price

Median price \$2,130,000 Property Type House Suburb Malvern East

Period - From 27/07/2025 to 26/07/2026 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	9 Nairn St ASHBURTON 3147	\$2,450,000	22/05/2026
2	53 Paxton St MALVERN EAST 3145	\$2,720,000	14/05/2026
3	1855-1857 Malvern Rd MALVERN EAST 3145	\$2,400,000	15/03/2026

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:

27/07/2026 13:52



Property Type: House (Res)
Land Size: 1109 sqm approx
Agent Comments

Indicative Selling Price
 \$2,450,000 - \$2,695,000
Median House Price
 27/07/2025 - 26/07/2026: \$2,130,000

Comparable Properties



9 Nairn St ASHBURTON 3147 (REI)

Agent Comments



Price: \$2,450,000
Method: Sold Before Auction
Date: 22/05/2026
Property Type: House (Res)
Land Size: 868 sqm approx



53 Paxton St MALVERN EAST 3145 (REI/VG)

Agent Comments



Price: \$2,720,000
Method: Private Sale
Date: 14/05/2026
Property Type: House
Land Size: 780 sqm approx



1855-1857 Malvern Rd MALVERN EAST 3145 (REI)

Agent Comments



Price: \$2,400,000
Method: Sold After Auction
Date: 15/03/2026
Property Type: House
Land Size: 1018 sqm approx