

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

2/1184 Malvern Road, Malvern Vic 3144

Indicative selling price

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

Range between \$3,000,000

&

\$3,300,000

Median sale price

Median price \$2,982,500

Property Type House

Suburb Malvern

Period - From 01/01/2026

to

31/03/2026

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	33 Lambert Rd TOORAK 3142	\$3,200,000	25/01/2026
2			
3			

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:

05/05/2026 16:45



 4  2  2

Property Type: House
Agent Comments

Indicative Selling Price
\$3,000,000 - \$3,300,000
Median House Price
March quarter 2026: \$2,982,500

Comparable Properties



33 Lambert Rd TOORAK 3142 (REI/VG)

Agent Comments

 4  3  2

Price: \$3,200,000
Method: Private Sale
Date: 25/01/2026
Property Type: House

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.