

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

20 Emo Road, Malvern East Vic 3145

Indicative selling price

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

Range between \$1,750,000

&

\$1,900,000

Median sale price

Median price \$2,052,500

Property Type House

Suburb Malvern East

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	42 Ardrie Rd MALVERN EAST 3145	\$1,810,000	10/09/2026
2	21 Bent St MALVERN EAST 3145	\$1,800,000	07/09/2026
3	38 Johnstone St MALVERN 3144	\$2,080,000	15/08/2026

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:

29/09/2026 09:43



3
 2
 2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,750,000 - \$1,900,000

Median House Price

Year ending June 2026: \$2,052,500

Comparable Properties



42 Ardrie Rd MALVERN EAST 3145 (REI)

Agent Comments

3
 2
 1

Price: \$1,810,000

Method: Sold Before Auction

Date: 10/09/2026

Property Type: House (Res)

Land Size: 325 sqm approx



21 Bent St MALVERN EAST 3145 (REI)

Agent Comments

3
 2
 2

Price: \$1,800,000

Method: Private Sale

Date: 07/09/2026

Property Type: House (Res)



38 Johnstone St MALVERN 3144 (REI)

Agent Comments

3
 2
 2

Price: \$2,080,000

Method: Auction Sale

Date: 15/08/2026

Property Type: House (Res)

Land Size: 405 sqm approx

Account - Jellis Craig | P: 03 9864 5000