

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 Tooronga Road, Malvern East Vic 3145

Indicative selling price

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

Range between

\$1,500,000

&

\$1,600,000

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	17 Arthur St CAULFIELD NORTH 3161	\$1,600,000	10/06/2026
2	12 Emo Rd MALVERN EAST 3145	\$1,572,000	22/04/2026
3	5 Cummins Gr MALVERN 3144	\$1,550,000	08/04/2026

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:

26/08/2026 14:43



3 2 1

Property Type: House

Agent Comments

Indicative Selling Price

\$1,500,000 - \$1,600,000

Median House Price

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

Comparable Properties



17 Arthur St CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

4 1 -

Price: \$1,600,000

Method: Private Sale

Date: 10/06/2026

Property Type: House

Land Size: 266 sqm approx



12 Emo Rd MALVERN EAST 3145 (REI/VG)

Agent Comments

3 1 1

Price: \$1,572,000

Method: Sold Before Auction

Date: 22/04/2026

Property Type: House (Res)

Land Size: 292 sqm approx



5 Cummins Gr MALVERN 3144 (REI/VG)

Agent Comments

3 2 -

Price: \$1,550,000

Method: Private Sale

Date: 08/04/2026

Property Type: House (Res)

Land Size: 149 sqm approx