

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

21 Thornbury Crescent, Malvern East VIC 3145

Indicative selling price

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

Range between

\$1,300,000

&

\$1,400,000

Median sale price

Median price

\$2,180,000

Property Type

House

Suburb

Malvern East

Period - From

05/02/2026

to

05/08/2026

Source

Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
11 Alcala Avenue Malvern East VIC 3145	\$1,350,000	12/06/2026
86 Argyll Street Malvern East VIC 3145	\$1,350,000	20/03/2026
3 Stirling Avenue Malvern East VIC 3145	\$1,300,000	23/02/2026

This Statement of Information was prepared on:

06/08/2026