

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

23 Ash Grove, Malvern East Vic 3145

Indicative selling price

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

Range between \$2,600,000

&

\$2,800,000

Median sale price

Median price \$2,150,000

Property Type House

Suburb Malvern East

Period - From 01/04/2025

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	163 Manning Rd MALVERN EAST 3145	\$2,750,000	13/03/2026
2	24 Hope St GLEN IRIS 3146	\$2,800,000	12/12/2025
3	8 White St GLEN IRIS 3146	\$2,800,000	12/12/2025

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:

29/04/2026 09:58



5 2

Rooms: 2
Property Type: House (Res)
Land Size: 720 sqm approx
Agent Comments

Indicative Selling Price
\$2,600,000 - \$2,800,000
Median House Price
Year ending March 2026: \$2,150,000

Comparable Properties



163 Manning Rd MALVERN EAST 3145 (REI)

Agent Comments

4 3 2

Price: \$2,750,000
Method: Sold Before Auction
Date: 13/03/2026
Property Type: House (Res)
Land Size: 637 sqm approx



24 Hope St GLEN IRIS 3146 (VG)

Agent Comments

3 - -

Price: \$2,800,000
Method: Sale
Date: 12/12/2025
Property Type: House (Res)
Land Size: 556 sqm approx



8 White St GLEN IRIS 3146 (REI)

Agent Comments

4 2 2

Price: \$2,800,000
Method: Private Sale
Date: 12/12/2025
Property Type: House

Account - Marshall White | P: 03 9822 9999



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