

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

28 Allenby Avenue, Malvern East Vic 3145

Indicative selling price

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

Range between

\$2,400,000

&

\$2,600,000

Median sale price

Median price

\$2,115,000

Property Type

House

Suburb

Malvern East

Period - From

06/08/2025

to

05/08/2026

Source

Property Data

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	149 Tooronga Rd GLEN IRIS 3146	\$2,600,000	15/04/2026
2	1855-1857 Malvern Rd MALVERN EAST 3145	\$2,400,000	15/03/2026
3	27 Boyle St ASHBURTON 3147	\$2,530,000	14/03/2026

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:

06/08/2026 09:30



 4  2  1

Property Type: House
Land Size: 704 sqm approx
Agent Comments

Indicative Selling Price
\$2,400,000 - \$2,600,000
Median House Price
06/08/2025 - 05/08/2026: \$2,115,000

Comparable Properties



149 Tooronga Rd GLEN IRIS 3146 (REI)

Agent Comments

 4  2  2

Price: \$2,600,000
Method: Private Sale
Date: 15/04/2026
Property Type: House (Res)
Land Size: 682 sqm approx



1855-1857 Malvern Rd MALVERN EAST 3145 (REI)

Agent Comments

 4  3  4

Price: \$2,400,000
Method: Sold After Auction
Date: 15/03/2026
Property Type: House
Land Size: 1018 sqm approx



27 Boyle St ASHBURTON 3147 (REI/VG)

Agent Comments

 4  1  2

Price: \$2,530,000
Method: Auction Sale
Date: 14/03/2026
Property Type: House (Res)
Land Size: 1082 sqm approx