

# 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

33 Allenby Avenue, Malvern East Vic 3145

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$3,000,000

&

\$3,300,000

### 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 | 1678-1680 Malvern Rd GLEN IRIS 3146 | \$3,150,000 | 25/02/2026   |
| 2 | 25 Brandon St GLEN IRIS 3146        | \$3,300,000 | 19/12/2025   |
| 3 | 1 Orville St MALVERN EAST 3145      | \$3,200,000 | 22/11/2025   |

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:

05/05/2026 16:13



5 3 3

**Property Type:** House (Res)

**Land Size:** 783 sqm approx

Agent Comments

**Indicative Selling Price**

\$3,000,000 - \$3,300,000

**Median House Price**

Year ending March 2026: \$2,150,000

## Comparable Properties



**1678-1680 Malvern Rd GLEN IRIS 3146 (REI)**

Agent Comments

5 3 1

**Price:** \$3,150,000

**Method:** Sold Before Auction

**Date:** 25/02/2026

**Property Type:** House (Res)

**Land Size:** 911 sqm approx



**25 Brandon St GLEN IRIS 3146 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$3,300,000

**Method:** Private Sale

**Date:** 19/12/2025

**Property Type:** House (Res)

**Land Size:** 650 sqm approx



**1 Orville St MALVERN EAST 3145 (REI/VG)**

Agent Comments

6 3 3

**Price:** \$3,200,000

**Method:** Auction Sale

**Date:** 22/11/2025

**Property Type:** House (Res)

**Land Size:** 719 sqm approx

Account - Marshall White | P: 03 9822 9999