

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

4 Dalny Street, Malvern Vic 3144

Indicative selling price

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

Range between \$2,800,000

&

\$2,950,000

Median sale price

Median price \$2,418,000

Property Type House

Suburb Malvern

Period - From 01/04/2026

to

30/06/2026

Source REIV

Comparable property sales

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	23 Egerton Rd ARMADALE 3143	\$3,150,000	15/08/2026
2	30 Parslow St MALVERN 3144	\$3,140,000	16/05/2026
3	3 Walnut St MALVERN 3144	\$2,800,000	05/04/2026

This Statement of Information was prepared on:

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