

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 53 Cairnes Crescent, Malvern East Vic 3145

Indicative selling price

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

Range between \$1,100,000 & \$1,210,000

Median sale price

Median price \$700,000 Property Type Unit Suburb Malvern East

Period - From 01/01/2026 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	1g Wilmot St MALVERN EAST 3145	\$1,100,000	28/03/2026
2	2/23 Toolambool Rd CARNEGIE 3163	\$1,250,000	30/01/2026
3	2/37 Darling Rd MALVERN EAST 3145	\$1,160,000	15/12/2025

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: 20/04/2026 16:35

53 Cairnes Crescent, Malvern East Vic 3145



3 2 1

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,210,000

Median Unit Price

March quarter 2026: \$700,000

Comparable Properties



1g Wilmot St MALVERN EAST 3145 (REI)

Agent Comments

3 2 2

Price: \$1,100,000

Method: Auction Sale

Date: 28/03/2026

Property Type: Townhouse (Res)



2/23 Toolamboool Rd CARNEGIE 3163 (VG)

Agent Comments

4 - -

Price: \$1,250,000

Method: Sale

Date: 30/01/2026

Property Type: Strata Unit/Townhouse - Conjoined



2/37 Darling Rd MALVERN EAST 3145 (REI/VG)

Agent Comments

3 2 2

Price: \$1,160,000

Method: Private Sale

Date: 15/12/2025

Property Type: Townhouse (Res)

Account - Gary Peer & Associates | P: 03 95631666 | F: 03 95631369



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