

# 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

79 Manning Road, 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 \$3,500,000

&

\$3,750,000

### Median sale price

Median price \$2,424,000

Property Type House

Suburb Malvern East

Period - From 01/04/2025

to

30/06/2025

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 | 134 Finch St MALVERN EAST 3145  | \$3,723,000 | 03/06/2025   |
| 2 | 13 Vickery St MALVERN EAST 3145 | \$3,750,000 | 10/04/2025   |
| 3 | 93 Brunel St MALVERN EAST 3145  | \$3,450,000 | 02/04/2025   |

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:

14/08/2025 10:29



4 2 2

**Rooms:** 9  
**Property Type:** House  
**Land Size:** 632 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$3,500,000 - \$3,750,000  
**Median House Price**  
June quarter 2025: \$2,424,000

## Comparable Properties



**134 Finch St MALVERN EAST 3145 (REI/VG)**

[Agent Comments](#)

4 2 2

**Price:** \$3,723,000  
**Method:** Sold Before Auction  
**Date:** 03/06/2025  
**Property Type:** House (Res)  
**Land Size:** 715 sqm approx



**13 Vickery St MALVERN EAST 3145 (REI/VG)**

[Agent Comments](#)

5 3 2

**Price:** \$3,750,000  
**Method:** Private Sale  
**Date:** 10/04/2025  
**Property Type:** House (Res)  
**Land Size:** 595 sqm approx



**93 Brunel St MALVERN EAST 3145 (REI/VG)**

[Agent Comments](#)

4 2 1

**Price:** \$3,450,000  
**Method:** Private Sale  
**Date:** 02/04/2025  
**Property Type:** House (Res)  
**Land Size:** 632 sqm approx

**Account - Marshall White** | P: 03 9822 9999