

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 21 Thornbury Crescent, Malvern East Vic 3145

Indicative selling price

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

Single price \$1,500,000

Median sale price

Median price \$2,115,000

Property Type House

Suburb Malvern East

Period - From 01/06/2025

to 31/05/2026

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	3 Ayr Av MALVERN EAST 3145	\$1,410,000	30/05/2026
2	1790 Malvern Rd MALVERN EAST 3145	\$1,548,000	05/05/2026
3	9 Rob Roy Rd MALVERN EAST 3145	\$1,503,000	28/02/2026

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:

01/06/2026 10:48

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Indicative Selling Price
\$1,500,000

Median House Price
01/06/2025 - 31/05/2026: \$2,115,000



3 1 2

Property Type: House (Res)

Land Size: 621 sqm approx

Agent Comments

Comparable Properties



3 Ayr Av MALVERN EAST 3145 (REI)

Agent Comments

3 1 2

Price: \$1,410,000

Method: Auction Sale

Date: 30/05/2026

Property Type: House

Land Size: 696 sqm approx



1790 Malvern Rd MALVERN EAST 3145 (REI)

Agent Comments

3 2 2

Price: \$1,548,000

Method: Private Sale

Date: 05/05/2026

Property Type: House



9 Rob Roy Rd MALVERN EAST 3145 (REI)

Agent Comments

3 2 2

Price: \$1,503,000

Method: Auction Sale

Date: 28/02/2026

Property Type: House (Res)

Land Size: 603 sqm approx

Account - Jellis Craig | P: 03 98098999 | F: 03 98192511