

# 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

1/136 Darling Road, Malvern East Vic 3145

### Indicative selling price

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

Range between

\$1,600,000

&

\$1,760,000

### Median sale price

Median price

\$1,238,000

Property Type

Townhouse

Suburb

Malvern East

Period - From

08/04/2024

to

07/04/2025

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	175 Manning Rd MALVERN EAST 3145	\$1,800,000	19/02/2025
2	2/2 Johnston St ASHBURTON 3147	\$1,605,000	15/02/2025
3	169 Manning Rd MALVERN EAST 3145	\$1,800,000	04/12/2024

**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:

08/04/2025 16:41

1/136 Darling Road, Malvern East Vic 3145



4   3   2

Property Type: House (Res)

Agent Comments

**Indicative Selling Price**  
\$1,600,000 - \$1,760,000  
**Median Townhouse Price**  
08/04/2024 - 07/04/2025: \$1,238,000

## Comparable Properties

175 Manning Rd MALVERN EAST 3145 (REI/VG)

Agent Comments

3   2   2

**Price:** \$1,800,000  
**Method:** Sold Before Auction  
**Date:** 19/02/2025  
**Property Type:** Townhouse (Res)



2/2 Johnston St ASHBURTON 3147 (REI/VG)

Agent Comments

4   3   2

**Price:** \$1,605,000  
**Method:** Auction Sale  
**Date:** 15/02/2025  
**Property Type:** Townhouse (Res)

169 Manning Rd MALVERN EAST 3145 (REI/VG)

Agent Comments

3   2   2

**Price:** \$1,800,000  
**Method:** Sold Before Auction  
**Date:** 04/12/2024  
**Property Type:** Townhouse (Res)  
**Land Size:** 738 sqm approx

Account - Gary Peer & Associates Bentleigh | P: 88426800



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