

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 3/1693 Malvern Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$1,388,000 & \$1,488,000

Median sale price*

Median price \$1,500,000 Property Type Townhouse Suburb Glen Iris

Period - From 06/11/2025 to 06/05/2026 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	3/1975 Malvern Rd MALVERN EAST 3145	\$1,411,000	24/03/2026
2			
3			

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: 06/05/2026 12:07



 4  4  2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$1,388,000 - \$1,488,000

Median Townhouse Price *

06/11/2025 - 06/05/2026: \$1,500,000

* Agent calculated median

Comparable Properties



3/1975 Malvern Rd MALVERN EAST 3145 (REI)

Agent Comments

 4  3  2

Price: \$1,411,000

Method: Sold Before Auction

Date: 24/03/2026

Property Type: Townhouse (Res)

Land Size: 85 sqm approx

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.