

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

31 EMBLING ROAD, MALVERN, VIC 3144

Indicative selling price

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

Price Range:

\$4,200,000 to \$4,400,000

Median sale price

Median price

\$2,500,000

Property type

House

Suburb

MALVERN

Period

01 April 2025 to 30 June 2025

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

96 STANHOPE ST, MALVERN, VIC 3144	\$4,275,000	14/05/2025
21 VALETTA ST, MALVERN, VIC 3144	\$4,175,000	07/06/2025
50 GLENDEARG GR, MALVERN, VIC 3144	\$4,150,000	10/07/2025

This Statement of Information was prepared on:

30/09/2025