

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

35b Emo Road, Malvern East Vic 3145

Indicative selling price

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

Range between \$1,450,000

&

\$1,550,000

Median sale price

Median price \$2,052,500

Property Type House

Suburb Malvern East

Period - From 01/07/2025

to

30/06/2026

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	12 Emo Rd MALVERN EAST 3145	\$1,572,000	22/04/2026
2	1/202 Neerim Rd CARNEGIE 3163	\$1,425,000	14/03/2026
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:

05/08/2026 11:38



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Property Type: House (Res)
Land Size: 250 sqm approx
Agent Comments

Indicative Selling Price
\$1,450,000 - \$1,550,000
Median House Price
Year ending June 2026: \$2,052,500

Comparable Properties



12 Emo Rd MALVERN EAST 3145 (REI/VG)

Agent Comments

3 1 1

Price: \$1,572,000
Method: Sold Before Auction
Date: 22/04/2026
Property Type: House (Res)
Land Size: 292 sqm approx



1/202 Neerim Rd CARNEGIE 3163 (REI/VG)

Agent Comments

3 2 2

Price: \$1,425,000
Method: Auction Sale
Date: 14/03/2026
Property Type: Townhouse (Res)

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.