

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

28 Allenby Avenue, Malvern East Vic 3145

Indicative selling price

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

Range between

\$2,250,000

&

\$2,350,000

Median sale price

Median price

\$2,075,000

Property Type

House

Suburb

Malvern East

Period - From

05/09/2025

to

04/09/2026

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	420 Wattletree Rd MALVERN EAST 3145	\$2,280,000	07/08/2026
2	72 Dent St ASHBURTON 3147	\$2,300,000	26/03/2026
3	1811-1813 Malvern Rd GLEN IRIS 3146	\$2,350,000	17/03/2026

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:

05/09/2026 12:56



4
 2
 1

Property Type:
Land Size: 704 sqm approx
Agent Comments

Indicative Selling Price
 \$2,250,000 - \$2,350,000
Median House Price
 05/09/2025 - 04/09/2026: \$2,075,000

Comparable Properties



420 Wattletree Rd MALVERN EAST 3145 (REI)

Agent Comments

5
 2
 2

Price: \$2,280,000
Method: Sold Before Auction
Date: 07/08/2026
Property Type: House (Res)
Land Size: 725 sqm approx



72 Dent St ASHBURTON 3147 (REI/VG)

Agent Comments

5
 3
 2

Price: \$2,300,000
Method: Sold Before Auction
Date: 26/03/2026
Property Type: House (Res)
Land Size: 742 sqm approx



1811-1813 Malvern Rd GLEN IRIS 3146 (REI)

Agent Comments

5
 2
 4

Price: \$2,350,000
Method: Private Sale
Date: 17/03/2026
Property Type: House (Res)
Land Size: 836 sqm approx

Account - Thomson | P: 03 95098244 | F: 95009693



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