

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

92 Emo Road, Malvern East Vic 3145

Indicative selling price

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

Range between \$1,900,000 & \$2,050,000

Median sale price

Median price \$2,025,000 Property Type House Suburb Malvern East

Period - From 01/01/2026 to 31/03/2026 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 | 2 Forster Av MALVERN EAST 3145 | \$1,900,000 | 14/03/2026 |
| 2 | 83 Paxton St MALVERN EAST 3145 | \$1,999,000 | 07/03/2026 |
| 3 | 8 Wilton Vale Cr MALVERN EAST 3145 | \$2,080,000 | 05/12/2025 |

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:

20/05/2026 16:41



3
 1
 1

Property Type: House
Land Size: 579 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,900,000 - \$2,050,000
Median House Price
 March quarter 2026: \$2,025,000

Comparable Properties



2 Forster Av MALVERN EAST 3145 (REI)

Agent Comments

3
 1
 2

Price: \$1,900,000
Method: Auction Sale
Date: 14/03/2026
Property Type: House (Res)



83 Paxton St MALVERN EAST 3145 (REI)

Agent Comments

3
 2
 2

Price: \$1,999,000
Method: Auction Sale
Date: 07/03/2026
Rooms: 5
Property Type: House (Res)
Land Size: 586 sqm approx



8 Wilton Vale Cr MALVERN EAST 3145 (REI/VG)

Agent Comments

3
 2
 2

Price: \$2,080,000
Method: Sold Before Auction
Date: 05/12/2025
Property Type: House (Res)
Land Size: 751 sqm approx

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