

# 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

34 Embling Road, Malvern VIC 3144

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$5,350,000

&

\$5,650,000

### Median sale price

Median price

\$3,000,000

Property Type

House

Suburb

Malvern

Period - From

04/09/2024

to

03/03/2025

Source

pdol

### Comparable property sales (\*Delete A or B below as applicable)

**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.

Address of comparable property	Price	Date of sale
28 Mayfield Av, Malvern Vic	\$4,650,000	08/10/2024
373 Glenferrie Rd, Malvern Vic	\$5,565,000	09/09/2024

This Statement of Information was prepared on:

04/03/2025