

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

11 The Rialto West, Malvern East Vic 3145

Indicative selling price

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

Range between

\$2,850,000

&

\$3,100,000

Median sale price

Median price

\$2,150,000

Property Type

House

Suburb

Malvern East

Period - From

20/07/2025

to

19/07/2026

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	36 Macgregor St MALVERN EAST 3145	\$3,060,000	08/05/2026
2	44 Rothesay Av MALVERN EAST 3145	\$2,900,000	17/04/2026
3	25 Bruce St MALVERN EAST 3145	\$2,860,000	21/02/2026

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:

20/07/2026 14:07



Property Type: House (Previously Occupied - Detached)
Land Size: 669 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,850,000 - \$3,100,000
Median House Price
 20/07/2025 - 19/07/2026: \$2,150,000

Comparable Properties



36 Macgregor St MALVERN EAST 3145 (REI/VG)

Agent Comments



Price: \$3,060,000
Method: Private Sale
Date: 08/05/2026
Property Type: House (Res)
Land Size: 775 sqm approx



44 Rothesay Av MALVERN EAST 3145 (REI)

Agent Comments



Price: \$2,900,000
Method: Private Sale
Date: 17/04/2026
Property Type: House
Land Size: 650 sqm approx



25 Bruce St MALVERN EAST 3145 (REI/VG)

Agent Comments



Price: \$2,860,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 559 sqm approx

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