### 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	1/19 Rotherwood Drive, Malvern East Vic 3145
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,100,000	&	\$1,200,000
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#### Median sale price

Median price	\$609,000	Pro	perty Type	Jnit		Suburb	Malvern East
Period - From	01/04/2024	to	31/03/2025	s	ource	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 2/54 Waverley Rd CHADSTONE 3148 \$1,168,000 07/06/2025

2	3/555 Waverley Rd MALVERN EAST 3145	\$1,045,000	28/05/2025
3	4a Batesford Rd MALVERN EAST 3145	\$1,120,000	15/04/2025

#### 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:	26/06/2025 15:18
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**Property Type:** Agent Comments

**Indicative Selling Price** \$1,100,000 - \$1,200,000 **Median Unit Price** Year ending March 2025: \$609,000

# Comparable Properties



2/54 Waverley Rd CHADSTONE 3148 (REI)

Price: \$1,168,000

Method: Private Sale Date: 07/06/2025

Property Type: Townhouse (Single)

Agent Comments



3/555 Waverley Rd MALVERN EAST 3145 (REI)





Price: \$1,045,000 Method: Private Sale Date: 28/05/2025

Property Type: Townhouse (Single)

**Agent Comments** 



4a Batesford Rd MALVERN EAST 3145 (REI/VG)





Agent Comments

Price: \$1,120,000 Method: Private Sale Date: 15/04/2025

Property Type: Townhouse (Single) Land Size: 295 sqm approx

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480





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