## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 8/260 Wattletree Road, Malvern Vic 3144

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$490,000		&		\$530,000	)		
Median sale price								
Median price	\$670,000	Pro	operty Type	Unit			Suburb	Malvern
Period - From	01/07/2024	to	30/06/2025		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	5/45 Carroll Cr GLEN IRIS 3146	\$495,000	10/06/2025
2	12/2 Edgar St GLEN IRIS 3146	\$485,000	07/06/2025
3	4/64 Stanhope St MALVERN 3144	\$534,500	30/05/2025

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:

18/07/2025 11:16





George Mitry 0419 370 483 GeorgeMitry@jelliscraig.com.au





**Property Type:** Apartment Agent Comments

Indicative Selling Price \$490,000 - \$530,000 Median Unit Price Year ending June 2025: \$670,000

# **Comparable Properties**

5/45 Carroll Cr GLEN IRIS 3146 (REI) 2 1 1 1 Price: \$495,000 Method: Private Sale Date: 10/06/2025 Property Type: Apartment	Agent Comments
12/2 Edgar St GLEN IRIS 3146 (REI) 2 1 1 1 Price: \$485,000 Method: Auction Sale Date: 07/06/2025 Property Type: Apartment	Agent Comments
4/64 Stanhope St MALVERN 3144 (REI) 2 1 2 - Price: \$534,500 Method: Private Sale Date: 30/05/2025 Property Type: Apartment	Agent Comments

#### Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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