

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

203/226 WAVERLEY ROAD MALVERN EAST VIC 3145

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$630,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$583,500

Property type

Unit

Suburb

Malvern East

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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 6 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

6/19 FISHER STREET MALVERN EAST VIC 3145	\$635,000	09-Jul-25
5/51-53 VICTORIA ROAD NORTH MALVERN VIC 3144	\$670,000	26-Apr-25
4/3 HOPE STREET GLEN IRIS VIC 3146	\$640,000	04-Mar-25

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 6 months.~~

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**6/19 FISHER STREET MALVERN
EAST VIC 3145**

2 1 1

Sold Price ^{RS} **\$635,000** ^{UN} Sold Date **09-Jul-25**

Distance **0.61km**



**5/51-53 VICTORIA ROAD NORTH
MALVERN VIC 3144**

2 1 1

Sold Price **\$670,000** Sold Date **26-Apr-25**

Distance **1.62km**



**4/3 HOPE STREET GLEN IRIS VIC
3146**

2 1 1

Sold Price **\$640,000** Sold Date **04-Mar-25**

Distance **1.64km**

RS = Recent sale **UN** = Undisclosed Sale

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