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	8/260 Wattletree Road, Malvern Vic 3144
Including suburb and	
postcode	

Indicative selling price

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

Range between \$470,000	&	\$500,000
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Median sale price

Median price	\$670,000	Pro	perty Type	Unit		Suburb	Malvern
Period - From	01/07/2024	to	30/06/2025		Source	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

Address of comparable property		Price	Date of sale
1	5/40 Osborne Av GLEN IRIS 3146	\$530,000	08/07/2025
2	5/403 Dandenong Rd ARMADALE 3143	\$548,000	05/07/2025
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 comparableproperties were sold within two kilometres of the property for sale in the last six months.

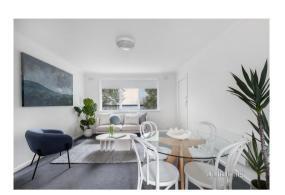
This Statement of Information was prepared on:	26/07/2025 14:30
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JellisCraig

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

Indicative Selling Price \$470,000 - \$500,000 Median Unit Price Year ending June 2025: \$670,000





Property Type: Apartment Agent Comments

Comparable Properties



5/40 Osborne Av GLEN IRIS 3146 (REI)

-

2

a

Price: \$530,000 Method: Private Sale Date: 08/07/2025

Property Type: Apartment

Agent Comments



5/403 Dandenong Rd ARMADALE 3143 (REI)

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2



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1

Agent Comments

Price: \$548,000 Method: Auction Sale Date: 05/07/2025

Property Type: Apartment



4/64 Stanhope St MALVERN 3144 (REI)

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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