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	18 Wattle Grove, Malvern East Vic 3145

Indicative selling price

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

Range between $1,850,000 & $2,030,000

Median sale price

Median price $2,060,000 Property Type House Suburb Malvern East

Period - From 01/10/2023 to 30/09/2024 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	Price	Date of sale
1	14 Millewa Av MALVERN EAST 3145	$2,040,000	12/10/2024
2	7 Omama Rd MURRUMBEENA 3163	$1,860,000	05/10/2024
3	17 Burke Rd MALVERN EAST 3145	$2,060,000	14/09/2024

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: 21/10/2024 09:51



4 3 3

Property Type: House (Previously Occupied - Detached)

Agent Comments

Indicative Selling Price
$1,850,000 - $2,030,000
Median House Price
Year ending September 2024: $2,060,000

Comparable Properties



14 Millewa Av MALVERN EAST 3145 (REI)

4 2 2

Price: $2,040,000
Method: Auction Sale
Date: 12/10/2024
Property Type: House (Res)
Land Size: 702 sqm approx

Agent Comments



7 Omama Rd MURRUMBEENA 3163 (REI)

4 2 2

Price: $1,860,000
Method: Auction Sale
Date: 05/10/2024
Property Type: House (Res)
Land Size: 550 sqm approx

Agent Comments



17 Burke Rd MALVERN EAST 3145 (REI)

3 1 3

Price: $2,060,000
Method: Auction Sale
Date: 14/09/2024
Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

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