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	10/236 Wattletree Road, Malvern Vic 3144

Indicative selling price

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

Range between $460,000 & $500,000

Median sale price

Median price $700,000 Property Type Unit Suburb Malvern

Period - From 01/10/2025 to 31/12/2025 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	Price	Date of sale
1	21/10-16 White St GLEN IRIS 3146	$498,600	18/12/2025
2	4/25 Gladstone Av ARMADALE 3143	$478,000	25/10/2025
3	6/1 Oxford St MALVERN 3144	$475,000	28/08/2025

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: 25/02/2026 15:53

Thomson:



2 1 1

Property Type:
Flat/Unit/Apartment (Res)
Land Size: 52 sqm approx

Indicative Selling Price
$460,000 - $500,000
Median Unit Price
December quarter 2025: $700,000

Agent Comments

Set within a peaceful, solid-brick boutique block, this first-floor two-bedroom apartment combines generous proportions, northern light and leafy garden outlooks.

Comparable Properties



21/10-16 White St GLEN IRIS 3146 (REI)

2 1 1

Price: $498,600
Method: Private Sale
Date: 18/12/2025
Property Type: Apartment

Agent Comments



4/25 Gladstone Av ARMADALE 3143 (REI/VG)

2 1 1

Price: $478,000
Method: Private Sale
Date: 25/10/2025
Property Type: Apartment

Agent Comments



6/1 Oxford St MALVERN 3144 (REI)

2 1 1

Price: $475,000
Method: Private Sale
Date: 28/08/2025
Property Type: Apartment

Agent Comments

Account - Thomson | P: 03 95098244 | F: 95009693

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