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	305/253 Waverley Road, Malvern East Vic 3145

Indicative selling price

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

Single price: $490,000

Median sale price

Median price: $700,000 | Property Type: Unit | Suburb: Malvern East

Period - From: 01/01/2026 to: 31/03/2026 | 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	11/410 Waverley Rd MALVERN EAST 3145	$495,000	16/03/2026
2	2/37 Belgrave Rd MALVERN EAST 3145	$460,000	20/01/2026
3	304/951-955 Dandenong Rd MALVERN EAST 3145	$550,000	09/01/2026

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: 07/05/2026 14:28

305/253 Waverley Road, Malvern East Vic 3145

JellisCraig



2 1 2

Property Type: Apartment

Agent Comments

Indicative Selling Price
$490,000
Median Unit Price
March quarter 2026: $700,000

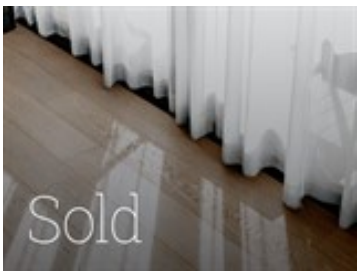
Comparable Properties

11/410 Waverley Rd MALVERN EAST 3145 (VG)

3 - -

Agent Comments

Price: $495,000
Method: Sale
Date: 16/03/2026
Property Type: Flat/Unit/Apartment (Res)



2/37 Belgrave Rd MALVERN EAST 3145 (REI/VG)

2 1 1

Agent Comments

Price: $460,000
Method: Private Sale
Date: 20/01/2026
Property Type: Unit
Land Size: 63 sqm approx



304/951-955 Dandenong Rd MALVERN EAST 3145 (REI)

2 1 1

Agent Comments

Price: $550,000
Method: Private Sale
Date: 09/01/2026
Property Type: Apartment

Account - Jellis Craig | P: 03 9864 5000

REIV THE DIFFERENCE

propertydata .com.au

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