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	2/23 Warley Road, Malvern East Vic 3145

Indicative selling price

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

Range between $680,000 & $720,000

Median sale price

Median price $540,503 Property Type Unit Suburb Malvern East

Period - From 10/09/2024 to 09/09/2025 Source Property Data

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	8/1017 Glen Huntly Rd CAULFIELD 3162	$825,000	22/07/2025
2	9/50-52 Tennyson St MALVERN EAST 3145	$690,000	20/06/2025
3	301/14 Elliott Av CARNEGIE 3163	$815,000	30/04/2025

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: 10/09/2025 10:00

2/23 Warley Road, Malvern East Vic 3145



3 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$680,000 - $720,000
Median Unit Price
10/09/2024 - 09/09/2025: $540,503

Comparable Properties



8/1017 Glen Huntly Rd CAULFIELD 3162 (REI/VG)

3 1 1

Price: $825,000
Method: Private Sale
Date: 22/07/2025
Property Type: Townhouse (Res)
Land Size: 2440 sqm approx

Agent Comments



9/50-52 Tennyson St MALVERN EAST 3145 (REI)

3 1 1

Price: $690,000
Method: Sold Before Auction
Date: 20/06/2025
Property Type: Apartment

Agent Comments



301/14 Elliott Av CARNEGIE 3163 (VG)

3 - -

Price: $815,000
Method: Sale
Date: 30/04/2025
Property Type: Strata Unit/Flat

Agent Comments

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455

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