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	6/806-808 WARRIGAL ROAD MALVERN EAST VIC 3145

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$400,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$620,000	Property type	Unit	Suburb	Malvern East
Period-from	01 Jul 2025	to	30 Jun 2026	Source	Cotality

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 6 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
13/804 WARRIGAL ROAD MALVERN EAST VIC 3145	$390,000	10-Mar-26
16/800-802 WARRIGAL ROAD MALVERN EAST VIC 3145	$400,000	12-May-26
108/2 DALGETY STREET OAKLEIGH VIC 3166	$416,888	30-Jan-26

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 6 months.~~

This Statement of Information was prepared on: 01 July 2026

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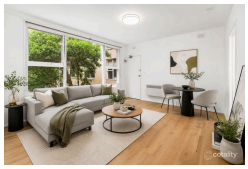


13/804 WARRIGAL ROAD MALVERN EAST VIC 3145

2 1 1

Sold Price **$390,000** Sold Date **10-Mar-26**

Distance **0.02km**

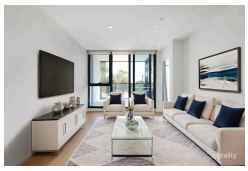


16/800-802 WARRIGAL ROAD MALVERN EAST VIC 3145

2 1 1

Sold Price **$400,000** Sold Date **12-May-26**

Distance **0.05km**



108/2 DALGETY STREET OAKLEIGH VIC 3166

2 1 1

Sold Price **$416,888** Sold Date **30-Jan-26**

Distance **0.14km**

RS = Recent sale **UN** = Undisclosed Sale

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