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	6/794 Warrigal Road, Malvern East VIC 3145

Indicative selling price

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

Single price $550,000

Median sale price

Median price $655,000 Property Type Unit Suburb Malvern East

Period - From 13/03/2026 to 12/09/2026 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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
107/35-41 Dalgety Street Oakleigh VIC 3166	$540,000	04/06/2026
104/19 Collins Street Chadstone VIC 3148	$545,000	20/05/2026
118/2 Dalgety Street Oakleigh VIC 3166	$540,000	28/06/2026

This Statement of Information was prepared on: 14/09/2026