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	108/253 Waverley Road, Malvern East Vic 3145

Indicative selling price

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

Single price $399,000

Median sale price

Median price $649,500 Property Type Unit Suburb Malvern East

Period - From 01/07/2025 to 30/06/2026 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	207/12 Illowa St MALVERN EAST 3145	$395,000	25/07/2026
2	4/1100 Dandenong Rd CARNEGIE 3163	$380,000	03/06/2026
3	2/1009 Dandenong Rd MALVERN EAST 3145	$415,000	25/05/2026

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: 26/08/2026 09:30

108/253 Waverley Road, Malvern East Vic 3145



1 1 1

Rooms: 1
Property Type: Apartment
Agent Comments

Indicative Selling Price
$399,000
Median Unit Price
Year ending June 2026: $649,500

Comparable Properties



207/12 Illowa St MALVERN EAST 3145 (REI)

1 1 1

Agent Comments

Price: $395,000
Method: Auction Sale
Date: 25/07/2026
Property Type: Apartment

4/1100 Dandenong Rd CARNEGIE 3163 (REI/VG)

1 1 1

Agent Comments

Price: $380,000
Method: Sold Before Auction
Date: 03/06/2026
Property Type: Unit

2/1009 Dandenong Rd MALVERN EAST 3145 (VG)

1 - -

Agent Comments

Price: $415,000
Method: Sale
Date: 25/05/2026
Property Type: Strata Unit/Flat

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511

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