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	8 Wheatland Road, Malvern Vic 3144

Indicative selling price

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

Range between $2,700,000 & $2,970,000

Median sale price

Median price $2,750,000 Property Type House Suburb Malvern

Period - From 01/07/2022 to 30/06/2023 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	16 Armadale St ARMADALE 3143	$2,750,000	23/09/2023
2	25 Soudan St MALVERN 3144	$2,713,500	24/06/2023
3	7 Plant St MALVERN 3144	$2,710,000	01/09/2023

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: 04/10/2023 18:02

8 Wheatland Road, Malvern Vic 3144

Simon Dale
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4 1 2

Property Type: House
Land Size: 604 sqm approx

Agent Comments

Indicative Selling Price
$2,700,000 - $2,970,000
Median House Price
Year ending June 2023: $2,750,000

Comparable Properties



16 Armadale St ARMADALE 3143 (REI)

2 1 -

Price: $2,750,000
Method: Auction Sale
Date: 23/09/2023
Property Type: House (Res)
Land Size: 572 sqm approx

Agent Comments

Smaller land component, Armadale location, 2 x bed, no car



25 Soudan St MALVERN 3144 (REI/VG)

4 2 1

Price: $2,713,500
Method: Auction Sale
Date: 24/06/2023
Property Type: House (Res)
Land Size: 465 sqm approx

Agent Comments

0.25km proximity to subject property, smaller land component, 1 x car



7 Plant St MALVERN 3144 (REI)

4 2 1

Price: $2,710,000
Method: Private Sale
Date: 01/09/2023
Property Type: House
Land Size: 432 sqm approx

Agent Comments

Smaller land component, 1 x car, double fronted period home

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