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	418 Waverley Road, Malvern East Vic 3145

Indicative selling price

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

Single price: $2,350,000

Median sale price

Median price: $2,277,500 Property Type: House Suburb: Malvern East

Period - From: 01/10/2023 to: 31/12/2023 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	209 Glen Iris Rd GLEN IRIS 3146	$2,462,000	14/10/2023
2	3 Oliver St ASHBURTON 3147	$2,350,000	10/02/2024
3	27 The Avenue MALVERN EAST 3145	$2,330,000	15/11/2023

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: 28/03/2024 16:18

418 Waverley Road, Malvern East Vic 3145

Steve Burke
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0448 331 653
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4 2 2

Rooms: 8
Property Type: House
Land Size: 768 sqm approx

Agent Comments

Indicative Selling Price
$2,350,000
Median House Price
December quarter 2023: $2,277,500

Comparable Properties



209 Glen Iris Rd GLEN IRIS 3146 (REI/VG)

4 2 2

Price: $2,462,000
Method: Auction Sale
Date: 14/10/2023
Property Type: House (Res)
Land Size: 678 sqm approx

Agent Comments



3 Oliver St ASHBURTON 3147 (REI/VG)

4 2 2

Price: $2,350,000
Method: Auction Sale
Date: 10/02/2024
Property Type: House (Res)
Land Size: 635 sqm approx

Agent Comments



27 The Avenue MALVERN EAST 3145 (REI)

4 2 2

Price: $2,330,000
Method: Private Sale
Date: 15/11/2023
Property Type: House (Res)
Land Size: 604 sqm approx

Agent Comments

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