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	5/240 Waverley Road, Malvern East Vic 3145

Indicative selling price

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

Range between $580,000 & $630,000

Median sale price

Median price $591,250 Property Type Unit Suburb Malvern East

Period - From 01/07/2023 to 30/06/2024 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	3/36 Johnstone St MALVERN 3144	$600,000	13/04/2024
2	1/37-39 Fisher St MALVERN EAST 3145	$592,500	10/02/2024
3	10/23-25 Warley Rd MALVERN EAST 3145	$580,000	17/06/2024

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: 12/07/2024 15:25

5/240 Waverley Road, Malvern East Vic 3145

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2 1 1

Rooms: 4
Property Type: Apartment

Agent Comments

Indicative Selling Price
$580,000 - $630,000
Median Unit Price
Year ending June 2024: $591,250

Comparable Properties



3/36 Johnstone St MALVERN 3144 (REI/VG)

2 1 1

Price: $600,000
Method: Auction Sale
Date: 13/04/2024
Property Type: Unit

Agent Comments



1/37-39 Fisher St MALVERN EAST 3145 (REI)

2 1 1

Price: $592,500
Method: Auction Sale
Date: 10/02/2024
Property Type: Apartment

Agent Comments



10/23-25 Warley Rd MALVERN EAST 3145 (REI)

2 1 1

Price: $580,000
Method: Private Sale
Date: 17/06/2024
Property Type: Unit

Agent Comments

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