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	339 Wattletree Road, Malvern East Vic 3145

Indicative selling price

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

Range between $6,200,000 & $6,600,000

Median sale price

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

Period - From 01/04/2024 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	64 Beaver St MALVERN EAST 3145	$7,020,000	03/05/2024
2	1104 Malvern Rd ARMADALE 3143	$6,750,000	01/03/2024
3	27-29 Finch St MALVERN EAST 3145	$6,300,000	26/02/2024

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: 16/08/2024 19:13

339 Wattletree Road, Malvern East Vic 3145



5 5 5

Property Type: House
Land Size: 1278 sqm approx

Agent Comments

Indicative Selling Price
$6,200,000 - $6,600,000
Median House Price
June quarter 2024: $2,000,000

Comparable Properties



64 Beaver St MALVERN EAST 3145 (REI/VG)

4 3 2

Agent Comments

Price: $7,020,000
Method: Private Sale
Date: 03/05/2024
Property Type: House
Land Size: 930 sqm approx



1104 Malvern Rd ARMADALE 3143 (REI/VG)

5 4 2

Agent Comments

Price: $6,750,000
Method: Private Sale
Date: 01/03/2024
Property Type: House
Land Size: 1523 sqm approx



27-29 Finch St MALVERN EAST 3145 (REI/VG)

6 3 3

Agent Comments

Price: $6,300,000
Method: Private Sale
Date: 26/02/2024
Property Type: House
Land Size: 1338 sqm approx

Account - Marshall White | P: 03 9822 9999

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