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	3/555 Waverley Road, Malvern East Vic 3145

Indicative selling price

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

Single price $1,080,000

Median sale price

Median price $1,246,000 Property Type Townhouse Suburb Malvern East

Period - From 15/05/2024 to 14/05/2025 Source Property Data

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	2/18 Batesford Rd MALVERN EAST 3145	$1,150,000	01/04/2025
2	2/77 Atkinson St CHADSTONE 3148	$1,002,500	27/03/2025
3	1/77 Atkinson St CHADSTONE 3148	$1,070,000	24/01/2025

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: 15/05/2025 09:39

3/555 Waverley Road, Malvern East Vic 3145

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3 2 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$1,080,000
Median Townhouse Price
15/05/2024 - 14/05/2025: $1,246,000

Comparable Properties

2/18 Batesford Rd MALVERN EAST 3145 (VG)

3 - -

Price: $1,150,000
Method: Sale
Date: 01/04/2025
Property Type: Strata Unit/Townhouse - Conjoined

Agent Comments



2/77 Atkinson St CHADSTONE 3148 (REI)

3 2 2

Price: $1,002,500
Method: Private Sale
Date: 27/03/2025
Property Type: Townhouse (Single)

Agent Comments



1/77 Atkinson St CHADSTONE 3148 (REI/VG)

3 2 2

Price: $1,070,000
Method: Private Sale
Date: 24/01/2025
Property Type: Townhouse (Single)

Agent Comments

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