

Statement of information

4/236 WATTLETREE ROAD, MALVERN, VIC 3144
PREPARED BY ANDREW PRICOP, RAY WHITE BENTLEIGH & CARNEGIE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4/236 WATTLETREE ROAD, MALVERN, VIC 2 1 1

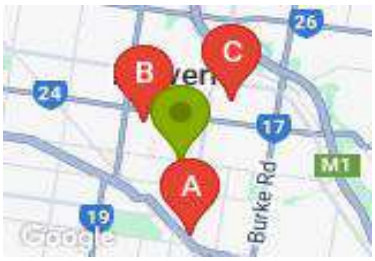
Indicative Selling Price

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

Single Price: **$545,000**

Provided by: Ray White Carnegie , Ray White Corporate Default

MEDIAN SALE PRICE



MALVERN, VIC, 3144

Suburb Median Sale Price (Unit)

$666,500

01 July 2024 to 30 June 2025

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.



6/4 TOORONGA RD, MALVERN EAST, VIC 3145 2 1 1

Sale Price

$527,000

Sale Date: 12/05/2025

Distance from Property: 1km A



4/64 STANHOPE ST, MALVERN, VIC 3144 2 1 -

Sale Price

Price Withheld

Sale Date: 30/05/2025

Distance from Property: 743m B



1/23 EDGAR ST, GLEN IRIS, VIC 3146 2 1 1

Sale Price

$520,000

Sale Date: 16/11/2024

Distance from Property: 1.1km C

This report has been compiled on 22/07/2025 by Ray White Corporate Default. Property Data Solutions Pty Ltd 2025 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the E*state Agents Act 1980*

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980.*
The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.
The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.
This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.
It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address Including suburb and postcode	4/236 WATTLETREE ROAD, MALVERN, VIC 3144

Indicative selling price

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

Single Price:	$545,000

Median sale price

Median price	$666,500	Property type	Unit	Suburb	MALVERN
Period	01 July 2024 to 30 June 2025	Source	pricefinder		

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
6/4 TOORONGA RD, MALVERN EAST, VIC 3145	$527,000	12/05/2025
4/64 STANHOPE ST, MALVERN, VIC 3144	Price Withheld	30/05/2025
1/23 EDGAR ST, GLEN IRIS, VIC 3146	$520,000	16/11/2024

This Statement of Information was prepared on: 22/07/2025