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	104/253 Waverley Road, Malvern East VIC 3145

Indicative selling price

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

Range between $350,000 & $385,000

Median sale price

Median price $579,250 Property Type Unit Suburb Malvern East

Period - From 15/12/2024 to 14/06/2025 Source core_logic

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
104/226 Waverley Road Malvern East VIC 3145	$365,000	05/03/2025
204/226 Waverley Road Malvern East VIC 3145	$377,000	30/01/2025
109/12 Illowa Street Malvern East VIC 3145	$378,000	04/02/2025

This Statement of Information was prepared on: 16/06/2025