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	8/260 Wattletree Road, Malvern Vic 3144

Indicative selling price

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

Range between $460,000 & $495,000

Median sale price

Median price $670,000 Property Type Unit Suburb Malvern

Period - From 01/07/2024 to 30/06/2025 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	2/71 Edgar St.N GLEN IRIS 3146	$526,000	05/08/2025
2	8/68 Erica Av GLEN IRIS 3146	$475,000	07/05/2025
3	2/2 Belmont Av GLEN IRIS 3146	$500,000	05/04/2025

OR

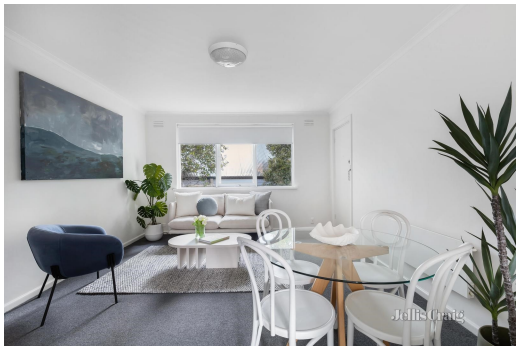
~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 11/08/2025 12:16

8/260 Wattletree Road, Malvern Vic 3144

JellisCraig

George Mitry
0419 370 483
GeorgeMitry@jelliscraig.com.au



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$460,000 - $495,000
Median Unit Price
Year ending June 2025: $670,000

Comparable Properties



2/71 Edgar St.N GLEN IRIS 3146 (REI)

2 1 1

Price: $526,000
Method: Sold Before Auction
Date: 05/08/2025
Property Type: Unit

Agent Comments



8/68 Erica Av GLEN IRIS 3146 (REI/VG)

2 1 1

Price: $475,000
Method: Private Sale
Date: 07/05/2025
Property Type: Apartment

Agent Comments



2/2 Belmont Av GLEN IRIS 3146 (REI/VG)

2 1 1

Price: $500,000
Method: Auction Sale
Date: 05/04/2025
Property Type: Unit

Agent Comments

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