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	22/200 Wattletree Road, Malvern Vic 3144

Indicative selling price

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

Range between $550,000 & $595,000

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	7/14 Finlayson St MALVERN 3144	$559,000	13/06/2025
2	10 Denbigh Rd ARMADALE 3143	$570,000	29/03/2025
3	12/1 Duncraig Av ARMADALE 3143	$567,500	04/03/2025

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: 15/08/2025 10:44

22/200 Wattletree Road, Malvern Vic 3144

Lauchlan Waterfield
03 9509 0411
0422 290 489
lauchlan.waterfield@belleproperty.com



2 1 1

Rooms: 4
Property Type: Apartment

Agent Comments

Indicative Selling Price
$550,000 - $595,000
Median Unit Price
Year ending June 2025: $670,000

Comparable Properties



7/14 Finlayson St MALVERN 3144 (REI/VG)

2 1 1

Price: $559,000
Method: Private Sale
Date: 13/06/2025
Property Type: Apartment

Agent Comments

10 Denbigh Rd ARMADALE 3143 (VG)

2 - -

Price: $570,000
Method: Sale
Date: 29/03/2025
Property Type: House - Attached House N.E.C.

Agent Comments



12/1 Duncraig Av ARMADALE 3143 (REI/VG)

2 1 1

Price: $567,500
Method: Sold Before Auction
Date: 04/03/2025
Property Type: Unit

Agent Comments

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