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	8/240 Waverley Road, Malvern East Vic 3145

Indicative selling price

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

Range between $580,000 & $630,000

Median sale price

Median price $597,500 Property Type Unit Suburb Malvern East

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	6/19 Fisher St MALVERN EAST 3145	$630,000	07/07/2025
2	3/17 Hope St GLEN IRIS 3146	$615,000	06/06/2025
3	6/16 Payne St CAULFIELD NORTH 3161	$615,000	14/05/2025

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: 20/08/2025 15:16

8/240 Waverley Road, Malvern East Vic 3145

Liam Burke
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2 1 1

Rooms: 2
Property Type: Apartment

Agent Comments

Indicative Selling Price
$580,000 - $630,000
Median Unit Price
Year ending June 2025: $597,500

Comparable Properties



6/19 Fisher St MALVERN EAST 3145 (REI)

2 1 1

Price: $630,000
Method: Private Sale
Date: 07/07/2025
Property Type: Unit

Agent Comments



3/17 Hope St GLEN IRIS 3146 (REI/VG)

2 1 1

Price: $615,000
Method: Private Sale
Date: 06/06/2025
Property Type: Apartment

Agent Comments



6/16 Payne St CAULFIELD NORTH 3161 (REI/VG)

2 1 1

Price: $615,000
Method: Private Sale
Date: 14/05/2025
Property Type: Apartment

Agent Comments

Account - Belle Property Glen Iris | P: 03 98181888

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