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	11/790-792 Warrigal Road, Malvern East VIC 3145

Indicative selling price

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

Range between $420,000 & $460,000

Median sale price

Median price $522,500 Property Type Unit Suburb Malvern East

Period - From 01/06/2025 to 30/11/2025 Source Cotality™

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
513/70 Batesford Road Chadstone VIC 3148	$450,000	23/09/2025
11/800-802 Warrigal Road Malvern East VIC 3145	$410,000	04/06/2025
304/1525 Dandenong Road Oakleigh VIC 3166	$440,000	28/07/2025

This Statement of Information was prepared on: 01/12/2025