

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

435 Waverley Road, Malvern East VIC 3145

Indicative selling price

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

Single price

\$1,050,000

Median sale price

Median price

\$2,040,000

Property Type

House

Suburb

Malvern East

Period - From

27/08/2024

to

26/02/2025

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
10 Rendell Court Hughesdale VIC 3166	\$1,050,000	22/02/2025
19 Castlebar Road Malvern East VIC 3145	\$1,096,000	16/11/2024
41 Darling Road Malvern East VIC 3145	\$1,090,000	13/11/2024

This Statement of Information was prepared on:

27/02/2025