

# 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

3/92 Waverley Road, Malvern East VIC 3145

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$400,000

&

\$440,000

### Median sale price

Median price

\$612,500

Property Type

Unit

Suburb

Malvern East

Period - From

24/08/2024

to

23/02/2025

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 of the 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
10/19 Ash Grove Caulfield VIC 3162	\$420,000	11/09/2024
203/9 Morton Avenue Carnegie VIC 3163	\$415,000	27/08/2024
202/11 Bond Street Caulfield North VIC 3161	\$430,000	29/10/2024

This Statement of Information was prepared on:

24/02/2025