

# 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 212 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 \$1,400,000 & \$1,500,000

### Median sale price

Median price \$2,000,000 Property type House Suburb Malvern East

Period - From 01/07/2024 to 30/09/2024 Source REIV

### Comparable property sales

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
2 Deakin Street, Malvern East	\$1,480,000	11/10/2024
50 Hobart Road, Murrumbeena	\$1,450,000	05/09/2024
16 Johnstone Street, Malvern	\$1,590,000	10/08/2024

This Statement of Information was prepared on: 05 February 2025