

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

14/92 WAVERLEY ROAD MALVERN EAST VIC 3145

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$520,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$579,250

Property type

Unit

Suburb

Malvern East

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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 6 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

401/1A FINCH STREET MALVERN EAST VIC 3145	\$510,000	31-Jan-25
6/4 TOORONGA ROAD MALVERN EAST VIC 3145	\$527,000	12-May-25
5/27 MOAMA ROAD MALVERN EAST VIC 3145	\$520,000	16-Dec-24

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 6 months.~~

This Statement of Information was prepared on: 17 June 2025



**401/1A FINCH STREET MALVERN
EAST VIC 3145**

 2  1  1

Sold Price

\$510,000

Sold Date

31-Jan-25

Distance

0.46km



**6/4 TOORONGA ROAD MALVERN
EAST VIC 3145**

 2  1  1

Sold Price

^{RS} **\$527,000** ^{UN}

Sold Date

12-May-25

Distance

0.84km



**5/27 MOAMA ROAD MALVERN
EAST VIC 3145**

 2  1  1

Sold Price

\$520,000

Sold Date

16-Dec-24

Distance

0.37km

RS = Recent sale

UN = Undisclosed Sale

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