

## 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

203/226 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$630,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$609,000

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

209/285 NEERIM ROAD CARNEGIE VIC 3163

\$635,000

24-Feb-25

107/323 NEERIM ROAD CARNEGIE VIC 3163

\$675,000

14-Mar-25

310/285 NEERIM ROAD CARNEGIE VIC 3163

\$660,000

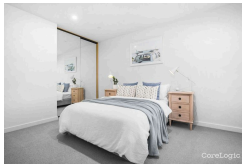
02-Apr-25

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: 04 June 2025

Shape Property Pty Ltd  
P (03) 9885 6688  
M 0419112635  
E concierge@shapepropertygroup.com.au



**209/285 NEERIM ROAD CARNEGIE VIC 3163** Sold Price **\$635,000** Sold Date **24-Feb-25**

2 1 1

Distance **1.41km**



**107/323 NEERIM ROAD CARNEGIE VIC 3163** Sold Price **\$675,000** Sold Date **14-Mar-25**

2 2 1

Distance **1.48km**



**310/285 NEERIM ROAD CARNEGIE VIC 3163** Sold Price <sup>RS</sup> **\$660,000** Sold Date **02-Apr-25**

2 2 1

Distance **1.41km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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