

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

207/253 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

\$340,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$583,500

Property type

Unit

Suburb

Malvern East

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Cotality

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

104/253 WAVERLEY ROAD MALVERN EAST VIC 3145	\$370,000	28-Jun-25
104/226 WAVERLEY ROAD MALVERN EAST VIC 3145	\$365,000	05-Mar-25
204/226 WAVERLEY ROAD MALVERN EAST VIC 3145	\$377,000	30-Jan-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: 30 July 2025

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**104/253 WAVERLEY ROAD
MALVERN EAST VIC 3145**

1 1 1

Sold Price **\$370,000** Sold Date **28-Jun-25**

Distance **0km**



**104/226 WAVERLEY ROAD
MALVERN EAST VIC 3145**

1 1 1

Sold Price **\$365,000** Sold Date **05-Mar-25**

Distance **0.34km**



**204/226 WAVERLEY ROAD
MALVERN EAST VIC 3145**

1 1 1

Sold Price **\$377,000** Sold Date **30-Jan-25**

Distance **0.34km**

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

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