

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

24/92 Waverley Road, Malvern East Vic 3145

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$300,000

&

\$320,000

Median sale price

Median price

\$570,000

Property Type

Unit

Suburb

Malvern East

Period - From

01/01/2025

to

31/03/2025

Source

REIV

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 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
1	5/2a Bates St MALVERN EAST 3145	\$297,000	10/04/2025
2	309/839 Dandenong Rd MALVERN EAST 3145	\$312,500	16/03/2025
3	204/226 Waverley Rd MALVERN EAST 3145	\$377,000	30/01/2025

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 six months.~~

This Statement of Information was prepared on:

08/05/2025 14:22



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$300,000 - \$320,000
Median Unit Price
March quarter 2025: \$570,000

Comparable Properties



5/2a Bates St MALVERN EAST 3145 (REI/VG)

Agent Comments



Price: \$297,000
Method: Private Sale
Date: 10/04/2025
Property Type: Apartment



309/839 Dandenong Rd MALVERN EAST 3145 (REI/VG)

Agent Comments



Price: \$312,500
Method: Private Sale
Date: 16/03/2025
Property Type: Apartment



204/226 Waverley Rd MALVERN EAST 3145 (REI/VG)

Agent Comments



Price: \$377,000
Method: Auction Sale
Date: 30/01/2025
Property Type: Apartment
Land Size: 1127 sqm approx