

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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