

## 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

251 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

\$1,680,000

&

\$1,780,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,155,000

Property type

House

Suburb

Malvern East

Period-from

01 Mar 2025

to

28 Feb 2026

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

341 WAVERLEY ROAD MALVERN EAST VIC 3145	\$1,900,000	18-Dec-24
2A WATTLE GROVE MALVERN EAST VIC 3145	\$2,300,000	15-Feb-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: 03 March 2026



**341 WAVERLEY ROAD MALVERN  
 EAST VIC 3145**

 4  3  2

Sold Price **\$1,900,000** Sold Date **18-Dec-24**

Distance **0.42km**



**2A WATTLE GROVE MALVERN  
 EAST VIC 3145**

 4  3  2

Sold Price **\$2,300,000** Sold Date **15-Feb-25**

Distance **0.4km**

RS = Recent sale      UN = Undisclosed Sale

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