

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$1,580,000

&

\$1,650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,500

Property type

Unit

Suburb

Malvern East

Period-from

01 May 2025

to

30 Apr 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

1025 DANDENONG ROAD MALVERN EAST VIC 3145	\$1,770,000	05-Apr-25
17 MADELINE STREET GLEN IRIS VIC 3146	\$1,595,000	09-Oct-25
689 NORTH ROAD CARNEGIE VIC 3163	\$1,725,000	25-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: 21 May 2026



**1025 DANDENONG ROAD
MALVERN EAST VIC 3145**

 4  3  5

Sold Price **\$1,770,000** Sold Date **05-Apr-25**

Distance **0.74km**



**17 MADELINE STREET GLEN IRIS
VIC 3146**

 4  3  2

Sold Price **\$1,595,000** Sold Date **09-Oct-25**

Distance **3.37km**



**689 NORTH ROAD CARNEGIE VIC
3163**

 4  3  4

Sold Price **\$1,725,000** Sold Date **25-Feb-25**

Distance **3.18km**

RS = Recent sale UN = Undisclosed Sale

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