

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

1/646 Warrigal Road, Malvern East Vic 3145

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,725,000 Property Type House Suburb Malvern East

Period - From 01/04/2026 to 30/06/2026 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	2/19 Rotherwood Dr MALVERN EAST 3145	\$950,000	20/07/2026
2	2/2 Moorong St CHADSTONE 3148	\$900,000	18/07/2026
3	3/77 Atkinson St CHADSTONE 3148	\$950,000	04/05/2026

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:

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Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median House Price
June quarter 2026: \$1,725,000

Comparable Properties



2/19 Rotherwood Dr MALVERN EAST 3145 (REI)

Agent Comments



Price: \$950,000
Method: Private Sale
Date: 20/07/2026
Property Type: Townhouse (Single)



2/2 Moorong St CHADSTONE 3148 (REI)

Agent Comments



Price: \$900,000
Method: Auction Sale
Date: 18/07/2026
Property Type: Townhouse (Res)



3/77 Atkinson St CHADSTONE 3148 (REI/VG)

Agent Comments



Price: \$950,000
Method: Sold Before Auction
Date: 04/05/2026
Property Type: Townhouse (Res)
Land Size: 148 sqm approx

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