

# 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

10/218 Wattletree Road, Malvern Vic 3144

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$750,000

&

\$825,000

### Median sale price

Median price

\$661,000

Property Type

Unit

Suburb

Malvern

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 | 3/6 Belmont Av GLEN IRIS 3146       | \$820,000 | 16/05/2026   |
| 2 | 2/3 Hudson St CAULFIELD NORTH 3161  | \$775,000 | 09/05/2026   |
| 3 | 7/7 Kooyong Rd CAULFIELD NORTH 3161 | \$755,000 | 24/04/2026   |

**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:

16/09/2026 11:46



 2  1  1

**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**

\$750,000 - \$825,000

**Median Unit Price**

June quarter 2026: \$661,000

## Comparable Properties



**3/6 Belmont Av GLEN IRIS 3146 (REI)**

Agent Comments

 2  1  1

**Price:** \$820,000

**Method:** Auction Sale

**Date:** 16/05/2026

**Property Type:** Unit



**2/3 Hudson St CAULFIELD NORTH 3161 (REI)**

Agent Comments

 2  1  1

**Price:** \$775,000

**Method:** Auction Sale

**Date:** 09/05/2026

**Property Type:** Unit



**7/7 Kooyong Rd CAULFIELD NORTH 3161 (REI)**

Agent Comments

 2  1  1

**Price:** \$755,000

**Method:** Private Sale

**Date:** 24/04/2026

**Property Type:** Apartment

**Account - Woodards South Yarra** | P: 03 9866 4411 | F: 03 9866 4504