

## 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 115/141 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)

Single Price \$130,000

### Median sale price

Median price \$635,000 Property Type Unit Suburb Malvern East (3145)

Period - From 01/08/2025 to 31/07/2026 Source Cotality

### Comparable property sales

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 |
|----------------------------------------------|-----------|--------------|
| 1/60 WAVERLEY ROAD, MALVERN EAST VIC 3145    | \$130,000 | 24/07/2026   |
| 1/949 DANDENONG ROAD, MALVERN EAST VIC 3145  | \$131,500 | 20/03/2026   |
| 16/1023 DANDENONG ROAD MALVERN EAST VIC 3145 | \$125,000 | 15/05/2026   |

This Statement of Information was prepared on: 20/08/2026

