

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

12/240 Waverley Road, Malvern East Vic 3145

Indicative selling price

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

Range between \$580,000

&

\$625,000

Median sale price

Median price \$631,000

Property Type Unit

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	8/3 Rosedale Av GLEN HUNTLY 3163	\$580,000	06/07/2026
2	7/9 Wyuna Rd CAULFIELD NORTH 3161	\$560,000	24/03/2026
3	6/56 Mimosa Rd CARNEGIE 3163	\$583,000	07/03/2026

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:

12/08/2026 14:26



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$580,000 - \$625,000

Median Unit Price

June quarter 2026: \$631,000

Comparable Properties



8/3 Rosedale Av GLEN HUNTLY 3163 (REI)

Agent Comments

2 1 1

Price: \$580,000

Method: Private Sale

Date: 06/07/2026

Property Type: Apartment



7/9 Wyuna Rd CAULFIELD NORTH 3161 (VG)

Agent Comments

2 - -

Price: \$560,000

Method: Sale

Date: 24/03/2026

Property Type: Strata Unit/Flat



6/56 Mimosa Rd CARNEGIE 3163 (REI/VG)

Agent Comments

2 1 1

Price: \$583,000

Method: Auction Sale

Date: 07/03/2026

Property Type: Apartment

Account - Jellis Craig | P: 03 9864 5000