

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 306 Wattletree Road, Malvern East Vic 3145

Indicative selling price

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

Range between \$2,450,000 & \$2,650,000

Median sale price

Median price \$2,092,500 Property Type House Suburb Malvern East

Period - From 01/04/2023 to 31/03/2024 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	437a Wattletree Rd MALVERN EAST 3145	\$2,690,000	17/02/2024
2	14 Ewart St MALVERN 3144	\$2,575,000	02/03/2024
3	353 Wattletree Rd MALVERN EAST 3145	\$2,525,000	16/12/2023

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: 18/04/2024 10:33



3 2 3

Property Type: House (Res)

[Agent Comments](#)

Indicative Selling Price

\$2,450,000 - \$2,650,000

Median House Price

Year ending March 2024: \$2,092,500

Comparable Properties



437a Wattletree Rd MALVERN EAST 3145 (REI) [Agent Comments](#)

4 2 2

Price: \$2,690,000

Method: Auction Sale

Date: 17/02/2024

Property Type: House (Res)

Land Size: 785 sqm approx



14 Ewart St MALVERN 3144 (REI)

[Agent Comments](#)

4 3 2

Price: \$2,575,000

Method: Auction Sale

Date: 02/03/2024

Property Type: House (Res)

Land Size: 464 sqm approx



353 Wattletree Rd MALVERN EAST 3145 (REI/VG)

[Agent Comments](#)

4 2 3

Price: \$2,525,000

Method: Auction Sale

Date: 16/12/2023

Property Type: House (Res)

Land Size: 620 sqm approx

Account - Jellis Craig | P: 03 9864 5000