

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

333 Waverley Road, Malvern East Vic 3145

Indicative selling price

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

Range between \$2,300,000 & \$2,500,000

Median sale price

Median price \$2,004,000 Property Type House Suburb Malvern East

Period - From 01/04/2024 to 31/03/2025 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	33 Belgrave Rd MALVERN EAST 3145	\$2,650,000	22/02/2025
2	30 Cairnes Cr MALVERN EAST 3145	\$2,540,000	22/02/2025
3	59 Karma Av MALVERN EAST 3145	\$2,540,000	23/11/2024

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:

22/04/2025 17:31



4 2 4

Property Type: House (Res)

Land Size: 732 sqm approx

Agent Comments

Indicative Selling Price

\$2,300,000 - \$2,500,000

Median House Price

Year ending March 2025: \$2,004,000

Comparable Properties



33 Belgrave Rd MALVERN EAST 3145 (REI)

Agent Comments

4 2 2

Price: \$2,650,000

Method: Auction Sale

Date: 22/02/2025

Property Type: House (Res)

Land Size: 724 sqm approx



30 Cairnes Cr MALVERN EAST 3145 (REI)

Agent Comments

5 3 2

Price: \$2,540,000

Method: Auction Sale

Date: 22/02/2025

Property Type: House (Res)



59 Karma Av MALVERN EAST 3145 (REI/VG)

Agent Comments

4 2 2

Price: \$2,540,000

Method: Auction Sale

Date: 23/11/2024

Property Type: House (Res)

Land Size: 660 sqm approx

Account - Marshall White | P: 03 9822 9999