Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

333 Waverley Road, Malvern East Vic 3145
3

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	Pro	perty 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

Add	dress 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 comparableproperties 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













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)

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3

Price: \$2,650,000 **Method:** Auction Sale **Date:** 22/02/2025

Property Type: House (Res) **Land Size:** 724 sqm approx

Agent Comments



30 Cairnes Cr MALVERN EAST 3145 (REI)

5







Agent Comments

Price: \$2,540,000 **Method:** Auction Sale **Date:** 22/02/2025

Property Type: House (Res)



59 Karma Av MALVERN EAST 3145 (REI/VG)

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Price: \$2,540,000 **Method:** Auction Sale **Date:** 23/11/2024

Property Type: House (Res) **Land Size:** 660 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999





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