

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

38/202 Wattle Tree Road, Malvern Vic 3144

Indicative selling price

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

Range between \$410,000

&

\$444,000

Median sale price

Median price \$670,000

Property Type Unit

Suburb Malvern

Period - From 01/07/2025

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	14/401 Alma Rd CAULFIELD NORTH 3161	\$412,000	10/05/2026
2	6/9 Ascot St MALVERN 3144	\$410,000	20/03/2026
3	12/12 Belmont Av GLEN IRIS 3146	\$410,000	05/03/2026

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:

28/08/2026 15:53

**Property Type:** Apartment

Agent Comments

Indicative Selling Price

\$410,000 - \$444,000

Median Unit Price

Year ending June 2026: \$670,000

Comparable Properties

**14/401 Alma Rd CAULFIELD NORTH 3161 (REI/VG)****Price:** \$412,000**Method:** Auction Sale**Date:** 10/05/2026**Property Type:** Unit

Agent Comments

Similar old style building, similar condition, inferior kitchen in size, inferior lack of balcony, inferior smaller size.

**6/9 Ascot St MALVERN 3144 (REI/VG)****Price:** \$410,000**Method:** Private Sale**Date:** 20/03/2026**Property Type:** Apartment

Agent Comments

similar location, similar old building style, similar with balcony, similar condition, inferior kitchen, inferior bathroom.

**12/12 Belmont Av GLEN IRIS 3146 (REI/VG)****Price:** \$410,000**Method:** Sold Before Auction**Date:** 05/03/2026**Property Type:** Apartment

Agent Comments

Similar old style building, similar condition, similar size, similar layout (separate kitchen), inferior lack of balcony.