

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

493 Waverley Road, Malvern East Vic 3145

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$2,052,500

Property Type House

Suburb Malvern East

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	613 Waverley Rd MALVERN EAST 3145	\$1,270,000	05/08/2026
2	451 Waverley Rd MALVERN EAST 3145	\$1,220,000	31/07/2026
3	42 Batesford Rd MALVERN EAST 3145	\$1,300,000	28/02/2026

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:

27/08/2026 11:53



Property Type:
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
Year ending June 2026: \$2,052,500

Comparable Properties



613 Waverley Rd MALVERN EAST 3145 (REI)

Agent Comments



Price: \$1,270,000
Method: Private Sale
Date: 05/08/2026
Property Type: House
Land Size: 781 sqm approx



451 Waverley Rd MALVERN EAST 3145 (REI)

Agent Comments



Price: \$1,220,000
Method: Sold Before Auction
Date: 31/07/2026
Property Type: House (Res)



42 Batesford Rd MALVERN EAST 3145 (REI/VG)

Agent Comments



Price: \$1,300,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 600 sqm approx

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