

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

7/236 Wattletree Road, Malvern Vic 3144

Indicative selling price

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

Range between \$450,000

&

\$480,000

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	6/58 Edgar St.N GLEN IRIS 3146	\$470,000	29/05/2026
2	10/236 Wattletree Rd MALVERN 3144	\$475,000	13/04/2026
3	5/75 Edgar St.N GLEN IRIS 3146	\$480,000	07/04/2026

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:

22/07/2026 15:12



2
 1
 1

Property Type: Apartment

Land Size: 57 sqm approx

Agent Comments

Bathed in natural light from oversized north and west-facing windows, this boutique, solid-brick apartment offers generous proportions and low-maintenance living in a prized Malvern pocket.

Indicative Selling Price

\$450,000 - \$480,000

Median Unit Price

Year ending June 2026: \$670,000

Comparable Properties



6/58 Edgar St.N GLEN IRIS 3146 (REI)

Agent Comments

2
 1
 1

Price: \$470,000

Method: Private Sale

Date: 29/05/2026

Property Type: Apartment



10/236 Wattletree Rd MALVERN 3144 (REI/VG)

Agent Comments

2
 1
 1

Price: \$475,000

Method: Private Sale

Date: 13/04/2026

Property Type: Apartment



5/75 Edgar St.N GLEN IRIS 3146 (REI)

Agent Comments

2
 1
 1

Price: \$480,000

Method: Private Sale

Date: 07/04/2026

Property Type: Apartment

Account - Thomson | P: 03 95098244 | F: 95009693