

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

3/810 WARRIGAL ROAD MALVERN EAST VIC 3145

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$790,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Malvern East

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

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 6 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

3/8 KELLY STREET CHADSTONE VIC 3148	\$805,000	11-Oct-25
2/5 EVANS STREET CHADSTONE VIC 3148	\$845,000	30-Oct-25
3/111 WAVERLEY ROAD CHADSTONE VIC 3148	\$850,000	28-Oct-25

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 6 months.~~

This Statement of Information was prepared on: 23 February 2026



**3/8 KELLY STREET CHADSTONE
 VIC 3148**

 3  2  2

Sold Price **\$805,000** Sold Date **11-Oct-25**

Distance **0.88km**



**2/5 EVANS STREET CHADSTONE
 VIC 3148**

 3  2  1

Sold Price **\$845,000** Sold Date **30-Oct-25**

Distance **1.28km**



**3/111 WAVERLEY ROAD
 CHADSTONE VIC 3148**

 3  1  1

Sold Price **\$850,000** Sold Date **28-Oct-25**

Distance **1.65km**

RS = Recent sale UN = Undisclosed Sale

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