

# 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

611 Waverley Road, Malvern East VIC 3145

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,100,000

&

\$1,200,000

### Median sale price

Median price

\$2,080,000

Property Type

House

Suburb

Malvern East

Period - From

04/06/2025

to

03/12/2025

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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
24 Batesford Road Malvern East VIC 3145	\$1,250,000	08/11/2025
722 Waverley Road Malvern East VIC 3145	\$1,300,000	26/10/2025
2 Argyll Street Malvern East VIC 3145	\$1,295,000	10/07/2025

This Statement of Information was prepared on:

04/12/2025