

## 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

302/141 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$141,000

&

\$145,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$528,000

Property type

Unit

Suburb

Malvern East

Period-from

01 Sep 2024

to

31 Aug 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 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

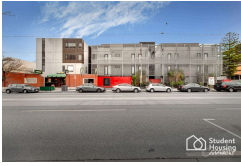
Date of sale

118/60 WAVERLEY ROAD MALVERN EAST VIC 3145	\$118,100	22-Oct-24
12/1023 DANDENONG ROAD MALVERN EAST VIC 3145	\$190,000	04-Nov-24
15/1023 DANDENONG ROAD MALVERN EAST VIC 3145	\$120,000	14-Jan-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 September 2025

**118/60 WAVERLEY ROAD  
MALVERN EAST VIC 3145**

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Sold Price **\$118,100** Sold Date **22-Oct-24**Distance **0.28km****12/1023 DANDENONG ROAD  
MALVERN EAST VIC 3145**

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Sold Price **\$190,000** Sold Date **04-Nov-24**Distance **0.7km****15/1023 DANDENONG ROAD  
MALVERN EAST VIC 3145**

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Sold Price **\$120,000** Sold Date **14-Jan-25**Distance **0.7km****119/75 DARLING ROAD MALVERN  
EAST VIC 3145**

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Sold Price **\$125,000** Sold Date **12-Apr-25**Distance **0.85km**

RS = Recent sale

UN = Undisclosed Sale

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