

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

112/141 WAVERLEY 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

\$150,000

&

\$165,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$579,250

Property type

Unit

Suburb

Malvern East

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

216/60 WAVERLEY ROAD MALVERN EAST VIC 3145	\$150,000	05-Feb-25
705/268 FLINDERS STREET MELBOURNE VIC 3000	\$160,000	06-Mar-25
1210/238-242 FLINDERS STREET MELBOURNE VIC 3000	\$155,000	02-Apr-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: 30 June 2025



216/60 WAVERLEY ROAD MALVERN EAST VIC 3145

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Sold Price

\$150,000

Sold Date **05-Feb-25**

Distance **0.28km**



705/268 FLINDERS STREET MELBOURNE VIC 3000

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Sold Price

\$160,000

Sold Date **06-Mar-25**

Distance **9.81km**



1210/238-242 FLINDERS STREET MELBOURNE VIC 3000

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Sold Price

\$155,000

Sold Date **02-Apr-25**

Distance **9.77km**

RS = Recent sale

UN = Undisclosed Sale

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