

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

6/248 Wattle Tree Road, Malvern Vic 3144

Indicative selling price

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

Range between

\$345,000

&

\$365,000

Median sale price

Median price

\$716,500

Property Type

Unit

Suburb

Malvern

Period - From

01/07/2025

to

30/09/2025

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	24/92 Waverley Rd MALVERN EAST 3145	\$330,000	23/10/2025
2	6/1435 High St GLEN IRIS 3146	\$385,000	23/10/2025
3	5/248 Wattletree Rd MALVERN 3144	\$348,000	18/10/2025

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:

05/11/2025 15:24



Property Type:
Agent Comments

Indicative Selling Price
\$345,000 - \$365,000
Median Unit Price
September quarter 2025: \$716,500

Comparable Properties



24/92 Waverley Rd MALVERN EAST 3145 (REI)

Agent Comments



Price: \$330,000
Method: Private Sale
Date: 23/10/2025
Property Type: Apartment



6/1435 High St GLEN IRIS 3146 (REI)

Agent Comments



Price: \$385,000
Method: Private Sale
Date: 23/10/2025
Property Type: Apartment



5/248 Wattletree Rd MALVERN 3144 (REI)

Agent Comments



Price: \$348,000
Method: Auction Sale
Date: 18/10/2025
Property Type: Apartment