

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

275 Waverley Road, Malvern East Vic 3145

Indicative selling price

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

Single price \$4,550,000

Median sale price

Median price \$2,235,000

Property Type House

Suburb Malvern East

Period - From 17/03/2025

to 16/03/2026

Source Property Data

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		
2		
3		

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:

17/03/2026 11:28



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Property Type: House
Land Size: 604 sqm approx

Agent Comments

High-performing property with instant income: established laundry/dog wash (approx. \$90k/year), flexible commercial space (STCA), and two renovated residences (approx. \$1,500/week). Smart upgrades ensure efficiency. Plus approved planning permit for a 4-level office with basement development.

Indicative Selling Price
\$4,550,000

Median House Price
17/03/2025 - 16/03/2026: \$2,235,000

Comparable Properties

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.

Account - Barry Plant | P: 03 9874 3355



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