

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

10/218 Wattle Tree Road, Malvern Vic 3144

Indicative selling price

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

Range between

\$775,000

&

\$850,000

Median sale price

Median price

\$670,000

Property Type

Unit

Suburb

Malvern

Period - From

01/07/2025

to

30/06/2026

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	3/6 Belmont Av GLEN IRIS 3146	\$820,000	16/05/2026
2	7/75 Bamba Rd CAULFIELD NORTH 3161	\$785,000	29/03/2026
3	2/64 Cawkwell St MALVERN 3144	\$778,000	28/03/2026

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:

01/09/2026 10:47



 2  1  1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$775,000 - \$850,000

Median Unit Price

Year ending June 2026: \$670,000

Comparable Properties



3/6 Belmont Av GLEN IRIS 3146 (REI/VG)

 2  1  1

Price: \$820,000

Method: Auction Sale

Date: 16/05/2026

Property Type: Unit

Land Size: 950 sqm approx

Agent Comments

Similar brick build style, similar condition, similar size/layout, inferior outdoor area, superior with garage



7/75 Bambra Rd CAULFIELD NORTH 3161 (REI/VG)

 2  1  1

Price: \$785,000

Method: Auction Sale

Date: 29/03/2026

Property Type: Unit

Land Size: 110 sqm approx

Agent Comments

similar brick property style, inferior condition/lack of renovations, superior with balcony but inferior outdoor space size, inferior (lack of) aspect, similar style carport.



2/64 Cawkwell St MALVERN 3144 (REI/VG)

 2  1  1

Price: \$778,000

Method: Auction Sale

Date: 28/03/2026

Property Type: Apartment

Agent Comments

Similar location, similar as ground floor, similar with outdoor space, similar condition, similar old style building.

Account - Woodards South Yarra | P: 03 9866 4411 | F: 03 9866 4504