

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

167 WATTLETREE ROAD, MALVERN, VIC 3144

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$2,500,000 to \$2,700,000

### Median sale price

Median price

\$2,300,000

Property type

House

Suburb

MALVERN

Period

01 October 2025 to 31 December 2025

Source

 pricefinder

### Comparable property sales

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
49 SOMERS AVE, MALVERN, VIC 3144	\$2,700,000	29/10/2025
35 JORDAN ST, MALVERN, VIC 3144	\$2,690,000	11/09/2025
298 WATTLETREE RD, MALVERN EAST, VIC 3145	\$2,595,000	20/09/2025

This Statement of Information was prepared on:

13/02/2026