

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

19/790-792 WARRIGAL 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

\$360,000

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Malvern East

Period-from

01 Aug 2025

to

31 Jul 2026

Source

Cotality

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

110/19-21 HANOVER STREET OAKLEIGH VIC 3166	\$375,000	14-Mar-26
305/70 BATESFORD ROAD CHADSTONE VIC 3148	\$372,000	14-Feb-26
4/10-12 WOORAYL STREET CARNEGIE VIC 3163	\$395,000	20-May-26

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: 13 August 2026


**110/19-21 HANOVER STREET
OAKLEIGH VIC 3166**

1 1 1

 Sold Price **\$375,000** Sold Date **14-Mar-26**

 Distance **1.2km**

**305/70 BATESFORD ROAD
CHADSTONE VIC 3148**

1 1 1

 Sold Price **\$372,000** Sold Date **14-Feb-26**

 Distance **1.64km**

**4/10-12 WOORAYL STREET
CARNEGIE VIC 3163**

1 1 1

 Sold Price ^{RS} **\$395,000** ^{UN} Sold Date **20-May-26**

 Distance **2.68km**

RS = Recent sale

UN = Undisclosed Sale

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