

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

410/803 DANDENONG 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

\$370,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$609,000

Property type

Unit

Suburb

Malvern East

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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

204/226 WAVERLEY ROAD MALVERN EAST VIC 3145	\$377,000	30-Jan-25
305/803 DANDENONG ROAD MALVERN EAST VIC 3145	\$350,000	27-Dec-24
414/801 DANDENONG ROAD MALVERN EAST VIC 3145	\$320,000	07-Mar-25

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: 04 April 2025



**204/226 WAVERLEY ROAD
MALVERN EAST VIC 3145**

1 1 1

Sold Price **\$377,000** Sold Date **30-Jan-25**

Distance **1.3km**



**305/803 DANDENONG ROAD
MALVERN EAST VIC 3145**

1 1 1

Sold Price **\$350,000** Sold Date **27-Dec-24**

Distance **0km**



**414/801 DANDENONG ROAD
MALVERN EAST VIC 3145**

1 1 1

Sold Price ^{RS} **\$320,000** ^{UN} Sold Date **07-Mar-25**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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