

## 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

103/903 DANDENONG ROAD MALVERN EAST VIC 3145

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$105,000

&

\$115,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$596,250

Property type

Unit

Suburb

Malvern East

Period-from

01 Jul 2023

to

30 Jun 2024

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

5/903 DANDENONG ROAD MALVERN EAST VIC 3145	\$118,000	14-Apr-24
207/903 DANDENONG ROAD MALVERN EAST VIC 3145	\$100,000	03-Feb-24
8/903 DANDENONG ROAD MALVERN EAST VIC 3145	\$110,000	07-Feb-24

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: 10 July 2024


**5/903 DANDENONG ROAD  
MALVERN EAST VIC 3145**
 1  1  -

 Sold Price **\$118,000** Sold Date **14-Apr-24**

 Distance **0km**

**207/903 DANDENONG ROAD  
MALVERN EAST VIC 3145**
 1  1  -

 Sold Price **\$100,000** Sold Date **03-Feb-24**

 Distance **0km**

**8/903 DANDENONG ROAD  
MALVERN EAST VIC 3145**
 1  1  -

 Sold Price **\$110,000** Sold Date **07-Feb-24**

 Distance **0.01km**

RS = Recent sale      UN = Undisclosed Sale

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