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	520/803 Dandenong Road, Malvern East Vic 3145
Including suburb and	
postcode	

Indicative selling price

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

Range between \$430,000 & \$470,000	
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Median sale price

Median price	\$615,000	Pro	perty Type	Jnit		Suburb	Malvern East
Period - From	01/01/2024	to	31/12/2024	s	ource	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

Add	dress of comparable property	Price	Date of sale
1	23/997 Dandenong Rd MALVERN EAST 3145	\$430,000	23/11/2024
2	708/803 Dandenong Rd MALVERN EAST 3145	\$480,000	30/10/2024
3	304/803 Dandenong Rd MALVERN EAST 3145	\$465,000	21/10/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	20/01/2025 15:58





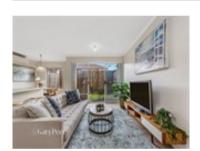




Property Type: Apartment **Agent Comments**

Indicative Selling Price \$430,000 - \$470,000 **Median Unit Price** Year ending December 2024: \$615,000

Comparable Properties



23/997 Dandenong Rd MALVERN EAST 3145 (REI)

Price: \$430,000 Method: Auction Sale Date: 23/11/2024

Property Type: Apartment

Agent Comments



708/803 Dandenong Rd MALVERN EAST 3145 (REI)

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Agent Comments

Agent Comments

Price: \$480,000 Method: Private Sale Date: 30/10/2024

Property Type: Apartment



304/803 Dandenong Rd MALVERN EAST 3145 (REI/VG)

Price: \$465,000 Method: Private Sale Date: 21/10/2024

Property Type: Apartment

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222



