

## 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

407/803 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

\$475,000

&

\$495,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Malvern East

Period-from

01 Nov 2023

to

31 Oct 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

202/907 DANDENONG ROAD MALVERN EAST VIC 3145	\$485,000	08-Oct-24
109/2 MORTON AVENUE CARNEGIE VIC 3163	\$480,000	26-Jun-24
108/1101 TOORAK ROAD CAMBERWELL VIC 3124	\$480,000	25-Jun-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: 11 November 2024



**202/907 DANDENONG ROAD  
MALVERN EAST VIC 3145**

 2  2  1

Sold Price

<sup>RS</sup>

**\$485,000**

Sold Date

**08-Oct-24**

Distance

**0.7km**



**109/2 MORTON AVENUE  
CARNEGIE VIC 3163**

 2  2  1

Sold Price

**\$480,000**

Sold Date

**26-Jun-24**

Distance

**2.21km**



**108/1101 TOORAK ROAD  
CAMBERWELL VIC 3124**

 2  2  1

Sold Price

Sold Date

**25-Jun-24**

Distance

**4.3km**

RS = Recent sale

UN = Undisclosed Sale

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