

# STATEMENT OF INFORMATION

1/1037 DANDENONG ROAD, MALVERN EAST, VIC 3145

PREPARED BY JOE BONIFAZIO, THE HOPKINS GROUP, PHONE: 0425859943

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**1/1037 DANDENONG ROAD, MALVERN**

2 2 1

**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Single Price: \$675,000**

Provided by: Joe Bonifazio, The Hopkins Group

## MEDIAN SALE PRICE



**MALVERN EAST, VIC, 3145**

**Suburb Median Sale Price (Unit)**

**\$610,000**

01 January 2024 to 31 December 2024

Provided by: pricefinder

## COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.



**6/92 MIMOSA RD, CARNEGIE, VIC 3163**

2 2 1

**Sale Price**

**\$685,000**

Sale Date: 02/03/2024

Distance from Property: 498m



**3/25 GRANGE RD, CAULFIELD EAST, VIC 3145**

2 1 1

**Sale Price**

**\$705,000**

Sale Date: 21/03/2023

Distance from Property: 416m



**212/285 NEERIM RD, CARNEGIE, VIC 3163**

2 1 1

**Sale Price**

**\$675,000**

Sale Date: 27/07/2024

Distance from Property: 738m

This report has been compiled on 03/02/2025 by The Hopkins Group. Property Data Solutions Pty Ltd 2025 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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# Statement of Information

## Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address Including suburb and postcode: 1/1037 DANDENONG ROAD, MALVERN EAST, VIC 3145

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single Price: \$675,000

### Median sale price

Median price: \$610,000 Property type: Unit Suburb: MALVERN EAST  
Period: 01 January 2024 to 31 December 2024 Source: pricfinder

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
6/92 MIMOSA RD, CARNEGIE, VIC 3163	\$685,000	02/03/2024
3/25 GRANGE RD, CAULFIELD EAST, VIC 3145	\$705,000	21/03/2023
212/285 NEERIM RD, CARNEGIE, VIC 3163	\$675,000	27/07/2024

This Statement of Information was prepared on: 03/02/2025