

# 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 G08/951-955 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)

Range between \$310,000 & \$340,000

### Median sale price

Median price \$655,000 Property Type Unit Suburb Malvern East

Period - From 01/07/2024 to 30/09/2024 Source 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           | Price     | Date of sale |
|---|------------------------------------------|-----------|--------------|
| 1 | 17/951 Dandenong Rd MALVERN EAST 3145    | \$328,000 | 14/11/2024   |
| 2 | 509/881 Dandenong Rd MALVERN EAST 3145   | \$333,000 | 27/09/2024   |
| 3 | 6/951-955 Dandenong Rd MALVERN EAST 3145 | \$335,000 | 18/07/2024   |

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 six months.~~

This Statement of Information was prepared on: 17/12/2024 13:28



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$310,000 - \$340,000  
**Median Unit Price**  
September quarter 2024: \$655,000

## Comparable Properties



**17/951 Dandenong Rd MALVERN EAST 3145 (REI)**

Agent Comments



**Price:** \$328,000  
**Method:** Auction Sale  
**Date:** 14/11/2024  
**Property Type:** Apartment

**509/881 Dandenong Rd MALVERN EAST 3145 (VG)**

Agent Comments



**Price:** \$333,000  
**Method:** Sale  
**Date:** 27/09/2024  
**Property Type:** Strata Unit/Flat



**6/951-955 Dandenong Rd MALVERN EAST 3145 (REI/VG)**

Agent Comments



**Price:** \$335,000  
**Method:** Auction Sale  
**Date:** 18/07/2024  
**Property Type:** Apartment

Account - Barry Plant | P: 03 9803 0400