

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode 3/1021 Dandenong Road, Malvern East

## Indicative selling price

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

Range between \$870,000 & \$950,000

## Median sale price

Median price \$619,000 Property type Unit Suburb Malvern East

Period - From 01/10/2023 to 30/09/2024 Source REIV

## Comparable property sales

**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. 2a Madden Avenue, Carnegie VIC 3163	\$935,888	14/09/2024
2. 1/35-37 Grange Road, Caulfield East VIC 3145	\$945,000	17/08/2024
3. 3/19 Newman Avenue, Carnegie VIC 3163	\$925,000	02/07/2024

**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: 07.11.2024