

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

304 839 Dandenong Road, Malvern East Vic 3145

Indicative selling price

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

Range between \$360,000 & \$395,000

Median sale price

Median price \$615,000 Property Type Unit Suburb Malvern East

Period - From 01/01/2024 to 31/12/2024 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	509/1 Village Mews CAULFIELD NORTH 3161	\$396,800	11/11/2024
2	205/839 Dandenong Rd MALVERN EAST 3145	\$390,000	19/09/2024
3	15/919 Dandenong Rd MALVERN EAST 3145	\$377,500	20/08/2024

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:

06/02/2025 11:41



2 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$360,000 - \$395,000
Median Unit Price
Year ending December 2024: \$615,000

Comparable Properties



509/1 Village Mews CAULFIELD NORTH 3161 (REI/VG) Agent Comments

2 1 1

Price: \$396,800
Method: Private Sale
Date: 11/11/2024
Property Type: Apartment



205/839 Dandenong Rd MALVERN EAST 3145 (REI/VG) Agent Comments

2 1 1

Price: \$390,000
Method: Auction Sale
Date: 19/09/2024
Property Type: Unit



15/919 Dandenong Rd MALVERN EAST 3145 (REI/VG) Agent Comments

2 1 1

Price: \$377,500
Method: Private Sale
Date: 20/08/2024
Property Type: Unit
Land Size: 66 sqm approx

Account - VICPROP