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	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$360,000		&		\$395,000			
Median sale p	rice							
Median price	\$615,000	Pro	operty Type	Unit			Suburb	Malvern East
Period - From	01/01/2024	to	31/12/2024		So	urce	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.

Ade	dress 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



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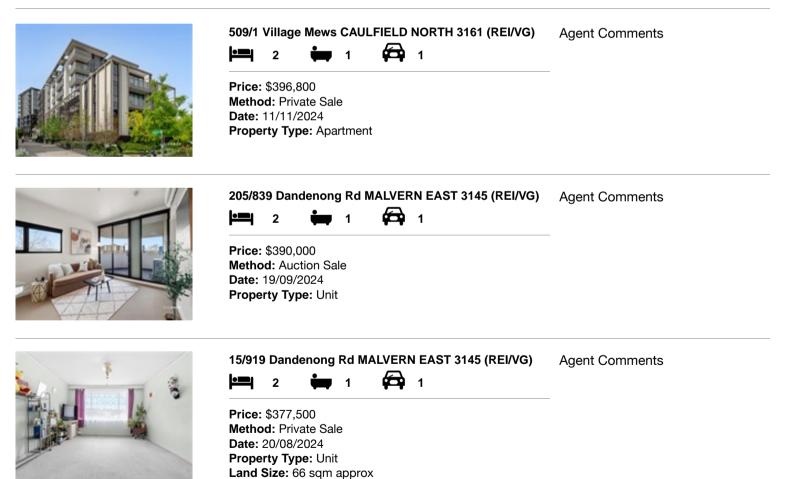




Property Type: Apartment Agent Comments

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

Comparable Properties



Account - VICPROP



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