

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

1609/803 DANDENONG ROAD MALVERN EAST VIC 3145

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$485,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$612,500

Property type

Unit

Suburb

Malvern East

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

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 6 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

101/803 DANDENONG ROAD MALVERN EAST VIC 3145	\$505,000	16-Sep-24
708/803 DANDENONG ROAD MALVERN EAST VIC 3145	\$480,000	30-Oct-24
1612/803 DANDENONG ROAD MALVERN EAST VIC 3145	\$490,000	10-Nov-24

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 6 months.~~

This Statement of Information was prepared on: 13 February 2025



**101/803 DANDENONG ROAD
MALVERN EAST VIC 3145**

 2  2  1

Sold Price **\$505,000** Sold Date **16-Sep-24**

Distance **0km**



**708/803 DANDENONG ROAD
MALVERN EAST VIC 3145**

 2  2  1

Sold Price **\$480,000** Sold Date **30-Oct-24**

Distance **0km**



**1612/803 DANDENONG ROAD
MALVERN EAST VIC 3145**

 2  2  1

Sold Price ^{RS} **\$490,000** ^{UN} Sold Date **10-Nov-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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