

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

104/951-955 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

\$300,000

&

\$320,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$583,500

Property type

Unit

Suburb

Malvern East

Period-from

01 Jul 2024

to

30 Jun 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

| | | |
|--|-----------|-----------|
| 215/839 DANDENONG ROAD MALVERN EAST VIC 3145 | \$318,000 | 29-Jun-25 |
| 104/253 WAVERLEY ROAD MALVERN EAST VIC 3145 | \$370,000 | 28-Jun-25 |
| 309/839 DANDENONG ROAD MALVERN EAST VIC 3145 | \$312,500 | 16-Mar-25 |

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: 08 July 2025



**215/839 DANDENONG ROAD
MALVERN EAST VIC 3145**

1 1 1

Sold Price

^{RS}

\$318,000

Sold Date

29-Jun-25

Distance

0.81km



**104/253 WAVERLEY ROAD
MALVERN EAST VIC 3145**

1 1 1

Sold Price

^{RS}

\$370,000

Sold Date

28-Jun-25

Distance

0.79km



**309/839 DANDENONG ROAD
MALVERN EAST VIC 3145**

1 1 1

Sold Price

\$312,500

Sold Date

16-Mar-25

Distance

0.81km

RS = Recent sale

UN = Undisclosed Sale

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