

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

11/800-802 WARRIGAL 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

\$405,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$609,000

Property type

Unit

Suburb

Malvern East

Period-from

01 Apr 2024

to

31 Mar 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

7/1403 DANDENONG ROAD MALVERN EAST VIC 3145	\$410,000	11-Nov-24
1/11 LOGIE STREET OAKLEIGH VIC 3166	\$440,000	08-Feb-25
3/23 PADDINGTON ROAD HUGHESDALE VIC 3166	\$450,750	09-Oct-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: 04 April 2025



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**7/1403 DANDENONG ROAD
MALVERN EAST VIC 3145**

2 1 1

Sold Price **\$410,000** Sold Date **11-Nov-24**

Distance **0.35km**



**1/11 LOGIE STREET OAKLEIGH VIC
3166**

2 1 1

Sold Price **\$440,000** Sold Date **08-Feb-25**

Distance **0.37km**



**3/23 PADDINGTON ROAD
HUGHESDALE VIC 3166**

2 1 -

Sold Price **\$450,750** Sold Date **09-Oct-24**

Distance **0.52km**

RS = Recent sale

UN = Undisclosed Sale

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