

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

111/839 Dandenong Road, Malvern East Vic 3145

Indicative selling price

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

Single price

\$285,000

Median sale price

Median price

\$585,000

Property Type

Unit

Suburb

Malvern East

Period - From

27/03/2024

to

26/03/2025

Source

Property Data

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	17/951 Dandenong Rd MALVERN EAST 3145	\$328,000	14/11/2024
2	214/839 Dandenong Rd MALVERN EAST 3145	\$300,000	09/11/2024
3	115/839 Dandenong Rd MALVERN EAST 3145	\$290,000	14/10/2024

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:

27/03/2025 13:16

111/839 Dandenong Road, Malvern East Vic 3145



Ross-Hunt
real estate

Jeff Anderson

(03) 9835 1151

0411 222 744

jeffa@rosshunt.com.au

Indicative Selling Price

\$285,000

Median Unit Price

27/03/2024 - 26/03/2025: \$585,000



1 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



17/951 Dandenong Rd MALVERN EAST 3145 (REI/VG)

Agent Comments

1 1 1

Price: \$328,000

Method: Auction Sale

Date: 14/11/2024

Property Type: Apartment



214/839 Dandenong Rd MALVERN EAST 3145 (REI/VG)

Agent Comments

1 1 1

Price: \$300,000

Method: Private Sale

Date: 09/11/2024

Property Type: Apartment



115/839 Dandenong Rd MALVERN EAST 3145 (REI/VG)

Agent Comments

1 1 1

Price: \$290,000

Method: Private Sale

Date: 14/10/2024

Property Type: Apartment

Account - Ross-Hunt Surrey Hills | P: (03) 9830 4044



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