

## 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

115 CHADSTONE ROAD MALVERN EAST VIC 3145

### Indicative selling price

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

Single Price

or range  
between

\$1,500,000

&

\$1,600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,014,125

Property type

House

Suburb

Malvern East

Period-from

01 Mar 2024

to

28 Feb 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

|                                           |             |           |
|-------------------------------------------|-------------|-----------|
| 1413 DANDENONG ROAD MALVERN EAST VIC 3145 | \$1,658,888 | 03-Nov-24 |
| 18 THURSO STREET MALVERN EAST VIC 3145    | \$1,524,000 | 01-Mar-25 |
| 10 MILLEWA AVENUE MALVERN EAST VIC 3145   | \$1,680,000 | 21-Jan-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: 09 March 2025



**1413 DANDENONG ROAD  
MALVERN EAST VIC 3145**

 4  2  2

Sold Price **\$1,658,888** Sold Date **03-Nov-24**

Distance **1.43km**



**18 THURSO STREET MALVERN  
EAST VIC 3145**

 3  1  2

Sold Price <sup>RS</sup> **\$1,524,000** Sold Date **01-Mar-25**

Distance **0.48km**



**10 MILLEWA AVENUE MALVERN  
EAST VIC 3145**

 4  1  2

Sold Price **\$1,680,000** Sold Date **21-Jan-25**

Distance **0.69km**

RS = Recent sale

UN = Undisclosed Sale

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