

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

1215/803 Dandenong Road, Malvern East Vic 3145

Indicative selling price

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

Range between \$450,000 & \$480,000

Median sale price

Median price \$597,500 Property Type Unit Suburb Malvern East

Period - From 01/07/2024 to 30/06/2025 Source REIV

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	116/2 John St MALVERN EAST 3145	\$478,000	17/04/2025
2	519/801 Dandenong Rd MALVERN EAST 3145	\$480,000	10/04/2025
3	509/801 Dandenong Rd MALVERN EAST 3145	\$456,000	15/03/2025

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:

14/07/2025 11:07

1215/803 Dandenong Road, Malvern East Vic 3145



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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$450,000 - \$480,000
Median Unit Price
Year ending June 2025: \$597,500

Comparable Properties



116/2 John St MALVERN EAST 3145 (REI/VG)

Agent Comments

2 2 1

Price: \$478,000
Method: Auction Sale
Date: 17/04/2025
Property Type: Apartment



519/801 Dandenong Rd MALVERN EAST 3145 (REI/VG)

Agent Comments

2 2 1

Price: \$480,000
Method: Private Sale
Date: 10/04/2025
Property Type: Apartment



509/801 Dandenong Rd MALVERN EAST 3145 (REI/VG)

Agent Comments

2 2 1

Price: \$456,000
Method: Private Sale
Date: 15/03/2025
Property Type: Apartment

Account - Gary Peer & Associates | P: 03 95631666 | F: 03 95631369



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