

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

16/949 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

\$125,000

&

\$137,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$579,250

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

119/75 DARLING ROAD MALVERN EAST VIC 3145	\$125,000	12-Apr-25
8/15 HAWTHORN ROAD CAULFIELD NORTH VIC 3161	\$133,000	13-May-25
208/42 PORTER STREET PRAHRAN VIC 3181	\$131,000	14-May-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: 05 July 2025



**119/75 DARLING ROAD MALVERN
EAST VIC 3145**

1 1 -

Sold Price

\$125,000

Sold Date

12-Apr-25

Distance

0.95km



**8/15 HAWTHORN ROAD
CAULFIELD NORTH VIC 3161**

- 1 -

Sold Price

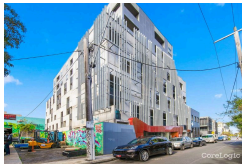
\$133,000

Sold Date

13-May-25

Distance

2.31km



**208/42 PORTER STREET PRAHRAN
VIC 3181**

1 1 -

Sold Price

\$131,000

Sold Date

14-May-25

Distance

6.08km

RS = Recent sale

UN = Undisclosed Sale

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