

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

2/949 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

\$150,000

&

\$160,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$528,000

Property type

Unit

Suburb

Malvern East

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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

6/949 DANDENONG ROAD MALVERN EAST VIC 3145	\$125,000	23-Jul-25
104/951-955 DANDENONG ROAD MALVERN EAST VIC 3145	\$295,000	28-Jul-25
16/949 DANDENONG ROAD MALVERN EAST VIC 3145	\$125,000	11-Aug-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: 02 October 2025


**6/949 DANDENONG ROAD
MALVERN EAST VIC 3145**

1 1 1

Sold Price

^{RS}
\$125,000

Sold Date

23-Jul-25

Distance

0km

**104/951-955 DANDENONG ROAD
MALVERN EAST VIC 3145**

1 1 1

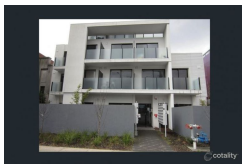
Sold Price

^{RS}
\$295,000
^{UN}

Sold Date

28-Jul-25

Distance

0.03km

**16/949 DANDENONG ROAD
MALVERN EAST VIC 3145**

1 1 1

Sold Price

^{RS}
\$125,000
^{UN}

Sold Date

11-Aug-25

Distance

0km
RS = Recent sale

UN = Undisclosed Sale

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