

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

204/833-839 Dandenong Road, Malvern East Vic 3145

Indicative selling price

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

Range between \$290,000 & \$319,000

Median sale price

Median price \$585,000 Property Type Unit Suburb Malvern East

Period - From 27/05/2024 to 26/05/2025 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	109/951 Dandenong Rd MALVERN EAST 3145	\$291,000	08/04/2025
2	309/839 Dandenong Rd MALVERN EAST 3145	\$312,500	16/03/2025
3	414/801 Dandenong Rd MALVERN EAST 3145	\$320,000	07/03/2025

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: 27/05/2025 10:43



Property Type: House (Previously Occupied - Detached)
Agent Comments

Indicative Selling Price
\$290,000 - \$319,000
Median Unit Price
27/05/2024 - 26/05/2025: \$585,000

Comparable Properties



109/951 Dandenong Rd MALVERN EAST 3145 (REI) [Agent Comments](#)



Price: \$291,000
Method: Private Sale
Date: 08/04/2025
Property Type: Apartment



309/839 Dandenong Rd MALVERN EAST 3145 (REI/VG) [Agent Comments](#)



Price: \$312,500
Method: Private Sale
Date: 16/03/2025
Property Type: Apartment



414/801 Dandenong Rd MALVERN EAST 3145 (REI) [Agent Comments](#)



Price: \$320,000
Method: Private Sale
Date: 07/03/2025
Property Type: Apartment