

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

206/903 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

\$120,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$579,250

Property type

Unit

Suburb

Malvern East

Period-from

01 Aug 2024

to

31 Jul 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

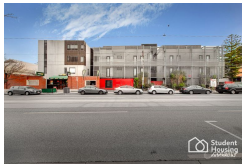
Date of sale

118/60 WAVERLEY ROAD MALVERN EAST VIC 3145	\$118,100	22-Oct-24
6/949 DANDENONG ROAD MALVERN EAST VIC 3145	\$125,000	23-Jul-25
216/75 DARLING ROAD MALVERN EAST VIC 3145	\$120,021	12-Aug-24

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: 11 August 2025


**118/60 WAVERLEY ROAD
MALVERN EAST VIC 3145**

 1
  1
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Sold Price

\$118,100

Sold Date **22-Oct-24**

Distance **0.03km**

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

 1
  1
  -

Sold Price

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

Sold Date **23-Jul-25**

Distance **0.33km**

**216/75 DARLING ROAD MALVERN
EAST VIC 3145**

 1
  1
  -

Sold Price

\$120,021

Sold Date **12-Aug-24**

Distance **1.14km**
RS = Recent sale

UN = Undisclosed Sale

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