## 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

209/951-955 Dandenong Road, Malvern East Vic 3145

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$280,000		&		\$300,000				
Median sale price									
Median price	\$609,000	Pro	operty Type	Unit			Suburb	Malvern East	
Period - From	01/04/2024	to	31/03/2025		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	109/951 Dandenong Rd MALVERN EAST 3145	\$291,000	08/04/2025
2	602/2a Clarence St MALVERN EAST 3145	\$295,000	14/03/2025
3	214/839 Dandenong Rd MALVERN EAST 3145	\$300,000	09/11/2024

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:

05/05/2025 12:39









Property Type: Apartment Land Size: 0 sqm approx Agent Comments

**Indicative Selling Price** \$280,000 - \$300,000 **Median Unit Price** Year ending March 2025: \$609,000

# **Comparable Properties**

109/951 Dandenong Rd MALVERN EAST 3145 (REI) 1 1 1 1 1 1 1 Price: \$291,000 Method: Private Sale Date: 08/04/2025 Property Type: Apartment	Agent Comments
602/2a Clarence St MALVERN EAST 3145 (REI) 1 1 1 1 1 1 1 Price: \$295,000 Method: Private Sale Date: 14/03/2025 Property Type: Apartment	Agent Comments
214/839 Dandenong Rd MALVERN EAST 3145 (REI/VG) 1 1 1 1 1 1 Price: \$300,000 Method: Private Sale Date: 09/11/2024 Property Type: Apartment	Agent Comments

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