

## 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

2/1023 DANDENONG ROAD MALVERN EAST VIC 3145

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$130,000

&

\$143,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$596,250

Property type

Unit

Suburb

Malvern East

Period-from

01 Aug 2023

to

31 Jul 2024

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

26/1023 DANDENONG ROAD MALVERN EAST VIC 3145	\$150,000	19-Jul-23
20/1 WARLEY ROAD MALVERN EAST VIC 3145	\$300,000	21-Sep-23
128/5 DUDLEY STREET CAULFIELD EAST VIC 3145	\$135,000	22-Jun-23

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: 08 August 2024

**MANDY LEE**

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**26/1023 DANDENONG ROAD  
MALVERN EAST VIC 3145**

1 1 -

Sold Price

**\$150,000**

Sold Date

**19-Jul-23**

Distance

**0km****20/1 WARLEY ROAD MALVERN  
EAST VIC 3145**

1 1 -

Sold Price

**\$300,000**

Sold Date

**21-Sep-23**

Distance

**0.23km****128/5 DUDLEY STREET CAULFIELD  
EAST VIC 3145**

1 1 -

Sold Price

**\$135,000**

Sold Date

**22-Jun-23**

Distance

**0.35km****219/5 DUDLEY STREET CAULFIELD  
EAST VIC 3145**

1 1 -

Sold Price

**\$140,000**

Sold Date

**19-Apr-24**

Distance

**0.35km****112/5 DUDLEY STREET CAULFIELD  
EAST VIC 3145**

1 1 -

Sold Price

Sold Date

**20-Jun-23**

Distance

**0.35km**

RS = Recent sale

UN = Undisclosed Sale

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