

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

706/645 Dandenong Road, Malvern Vic 3144

Indicative selling price

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

Range between \$495,000

&

\$525,000

Median sale price

Median price \$716,500

Property Type Unit

Suburb Malvern

Period - From 01/07/2025

to 30/09/2025

Source 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.~~

	Address of comparable property	Price	Date of sale
1	206/1 Wilks St CAULFIELD NORTH 3161	\$490,000	07/10/2025
2	901/645 Dandenong Rd MALVERN 3144	\$515,000	05/08/2025
3			

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:

19/10/2025 10:34



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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$495,000 - \$525,000
Median Unit Price
September quarter 2025: \$716,500

Comparable Properties



206/1 Wilks St CAULFIELD NORTH 3161 (REI)

Agent Comments

1 1 1

Price: \$490,000
Method: Private Sale
Date: 07/10/2025
Property Type: Unit

901/645 Dandenong Rd MALVERN 3144 (VG)

Agent Comments

1 - -

Price: \$515,000
Method: Sale
Date: 05/08/2025
Property Type: Strata Unit/Flat

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.



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