Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address Including suburb and postcode	706/645 Dandenong Road, Malvern Vic 3144
Indicative selling price	ee e
For the meaning of this r	orice see consumer vic gov au/underguoting

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Median sale price

Range between \$495,000

Median price	\$716,500	Pro	perty Type	Unit		Suburb	Malvern
Period - From	01/07/2025	to	30/09/2025		Sour	rce REIV	

\$525,000

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 sixmonths 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)

1

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1

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

901/645 Dandenong Rd MALVERN 3144 (VG)

1





Agent Comments

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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