

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

G08/951-955 Dandenong Road, Malvern East Vic 3145

Indicative selling price

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

Range between \$310,000 & \$340,000

Median sale price

Median price \$655,000 Property Type Unit Suburb Malvern East

Period - From 01/07/2024 to 30/09/2024 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	17/951 Dandenong Rd MALVERN EAST 3145	\$328,000	14/11/2024
2	509/881 Dandenong Rd MALVERN EAST 3145	\$333,000	27/09/2024
3	6/951-955 Dandenong Rd MALVERN EAST 3145	\$335,000	18/07/2024

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: 17/12/2024 13:28



Property Type:
Agent Comments

Indicative Selling Price
\$310,000 - \$340,000
Median Unit Price
September quarter 2024: \$655,000

Comparable Properties



17/951 Dandenong Rd MALVERN EAST 3145 (REI) Agent Comments



Price: \$328,000
Method: Auction Sale
Date: 14/11/2024
Property Type: Apartment

509/881 Dandenong Rd MALVERN EAST 3145 (VG) Agent Comments



Price: \$333,000
Method: Sale
Date: 27/09/2024
Property Type: Strata Unit/Flat



6/951-955 Dandenong Rd MALVERN EAST 3145 (REI/VG) Agent Comments



Price: \$335,000
Method: Auction Sale
Date: 18/07/2024
Property Type: Apartment

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