## 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

1047 Dandenong Road, Malvern East Vic 3145

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,700,000		&		\$1,870,000			
Median sale p	rice							
Median price	\$2,004,000	Pro	operty Type	Hou	ise		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale	
1	1025 Dandenong Rd MALVERN EAST 3145	\$1,770,000	05/04/2025	
2				
3				

#### OR

**B**<sup>\*</sup> 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:

25/06/2025 17:24







**Property Type:** House **Land Size:** 754 sqm approx Agent Comments Indicative Selling Price \$1,700,000 - \$1,870,000 Median House Price Year ending March 2025: \$2,004,000

# **Comparable Properties**

1025 Dandenong Rd MALVERN EAST 3145 (REI)								
┝═┥	4	<b>i</b>	3	<b>A</b>	5			
Price: Metho	\$1,77 od:	0,000						

Agent Comments

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.

Date: 05/04/2025 Property Type: House

Account - Marshall White | P: 03 9822 9999



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