

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

1202/803 DANDENONG ROAD MALVERN EAST VIC 3145

Indicative selling price

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

Single Price

or range
between

\$480,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$583,500

Property type

Unit

Suburb

Malvern East

Period-from

01 Jul 2024

to

30 Jun 2025

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

519/801 DANDENONG ROAD MALVERN EAST VIC 3145	\$480,000	08-Apr-25
708/803 DANDENONG ROAD MALVERN EAST VIC 3145	\$480,000	30-Oct-24
716/803 DANDENONG ROAD MALVERN EAST VIC 3145	\$480,000	14-Mar-25

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: 18 July 2025



**519/801 DANDENONG ROAD
MALVERN EAST VIC 3145**

 2  2  1

Sold Price

\$480,000

Sold Date **08-Apr-25**

Distance

0km



**708/803 DANDENONG ROAD
MALVERN EAST VIC 3145**

 2  2  1

Sold Price

Sold Date **30-Oct-24**

Distance

0km



**716/803 DANDENONG ROAD
MALVERN EAST VIC 3145**

 2  2  1

Sold Price

Sold Date **14-Mar-25**

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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