

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

106/1009-1011 Dandenong Road, Malvern East Vic 3145

Indicative selling price

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

Range between \$620,000 & \$680,000

Median sale price

Median price \$597,500 Property Type Unit Suburb Malvern East

Period - From 01/07/2024 to 30/06/2025 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	202/1094 Glen Huntly Rd GLEN HUNTLY 3163	\$685,000	19/07/2025
2	407/16 Woorayl St CARNEGIE 3163	\$669,000	09/07/2025
3	106/28 Watson Gr GLEN HUNTLY 3163	\$640,000	20/06/2025

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: 21/07/2025 12:40



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$620,000 - \$680,000

Median Unit Price

Year ending June 2025: \$597,500

Comparable Properties



202/1094 Glen Huntly Rd GLEN HUNTLY 3163 (REI)

Agent Comments

2 2 1

Price: \$685,000

Method: Auction Sale

Date: 19/07/2025

Property Type: Apartment



407/16 Woorayl St CARNEGIE 3163 (REI)

Agent Comments

2 2 1

Price: \$669,000

Method: Private Sale

Date: 09/07/2025

Property Type: Apartment



106/28 Watson Gr GLEN HUNTLY 3163 (REI)

Agent Comments

2 2 1

Price: \$640,000

Method: Private Sale

Date: 20/06/2025

Property Type: Apartment

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