

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

305/869 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

\$685,000

or range
between

&

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

Cotality

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

35/65 STATION STREET MALVERN VIC 3144	\$673,000	08-Apr-25
8/181 NEERIM ROAD CARNEGIE VIC 3163	\$650,000	13-Mar-25
202/1094 GLEN HUNTLY ROAD GLEN HUNTLY VIC 3163	\$685,000	19-Jul-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.~~

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35/65 STATION STREET MALVERN VIC 3144 Sold Price **\$673,000** Sold Date **08-Apr-25**
Distance **1.42km**

2 2 1



8/181 NEERIM ROAD CARNEGIE VIC 3163 Sold Price **\$650,000** Sold Date **13-Mar-25**
Distance **1.52km**

2 2 1



202/1094 GLEN HUNTLY ROAD GLEN HUNTLY VIC 3163 Sold Price ^{RS} **\$685,000** Sold Date **19-Jul-25**
Distance **1.62km**

2 2 1

RS = Recent sale **UN** = Undisclosed Sale

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