

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

918/803 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

\$330,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$583,500

Property type

Unit

Suburb

Malvern East

Period-from

01 Aug 2024

to

31 Jul 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

305/803 DANDENONG ROAD MALVERN EAST VIC 3145	\$350,000	27-Dec-24
104/2A CLARENCE STREET MALVERN EAST VIC 3145	\$360,000	24-Apr-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: 05 August 2025


**305/803 DANDENONG ROAD
MALVERN EAST VIC 3145**

 1
  1
  1

Sold Price **\$350,000** Sold Date **27-Dec-24**

Distance **0km**


**104/2A CLARENCE STREET
MALVERN EAST VIC 3145**

 1
  1
  1

Sold Price **\$360,000** Sold Date **24-Apr-25**

Distance **0.26km**

RS = Recent sale

UN = Undisclosed Sale

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