

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

5/800-802 WARRIGAL 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

\$400,000

&

\$450,000

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

11/800-802 WARRIGAL ROAD MALVERN EAST VIC 3145	\$410,000	04-Jun-25
208/83-85 DRUMMOND STREET OAKLEIGH VIC 3166	\$460,000	11-Apr-25
404/83-85 DRUMMOND STREET OAKLEIGH VIC 3166	\$460,000	18-Jun-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



**11/800-802 WARRIGAL ROAD
MALVERN EAST VIC 3145**

 2  1  1

Sold Price

\$410,000

Sold Date **04-Jun-25**

Distance

0km



**208/83-85 DRUMMOND STREET
OAKLEIGH VIC 3166**

 2  1  1

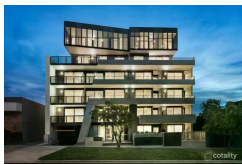
Sold Price

\$460,000

Sold Date **11-Apr-25**

Distance

0.26km



**404/83-85 DRUMMOND STREET
OAKLEIGH VIC 3166**

 2  1  1

Sold Price

Sold Date **18-Jun-25**

Distance

0.26km

RS = Recent sale

UN = Undisclosed Sale

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