

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

406/803 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

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$579,250

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

716/803 DANDENONG ROAD MALVERN EAST VIC 3145	\$480,000	14-Mar-25
519/801 DANDENONG ROAD MALVERN EAST VIC 3145	\$480,000	08-Apr-25
1609/803 DANDENONG ROAD MALVERN EAST VIC 3145	\$495,000	15-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: 07 August 2025

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

2 2 1

Sold Price **\$480,000** Sold Date **14-Mar-25**

Distance **0km**



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

2 2 1

Sold Price Sold Date **08-Apr-25**

Distance **0km**



**1609/803 DANDENONG ROAD
MALVERN EAST VIC 3145**

2 2 1

Sold Price **\$495,000** Sold Date **15-Mar-25**

Distance **0km**

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

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