

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

4/2 JOHN STREET 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

\$595,000

&

\$645,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,000,110

Property type

House

Suburb

Malvern East

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

602/803 DANDENONG ROAD MALVERN EAST VIC 3145	\$650,000	24-Oct-24
405/803 DANDENONG ROAD MALVERN EAST VIC 3145	\$585,000	11-May-24
102/181 NEERIM ROAD CARNEGIE VIC 3163	\$560,000	22-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: 01 July 2025



**602/803 DANDENONG ROAD
MALVERN EAST VIC 3145**

 2  2  2

Sold Price **\$650,000** Sold Date **24-Oct-24**

Distance **0km**



**405/803 DANDENONG ROAD
MALVERN EAST VIC 3145**

 2  2  2

Sold Price **\$585,000** Sold Date **11-May-24**

Distance **0km**



**102/181 NEERIM ROAD CARNEGIE
VIC 3163**

 2  2  1

Sold Price **\$560,000** Sold Date **22-Apr-25**

Distance **1.73km**

RS = Recent sale UN = Undisclosed Sale

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