

# 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

316/833-839 Dandenong Road, Malvern East Vic 3145

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$300,000 & \$330,000

### Median sale price

Median price \$591,250 Property Type Unit Suburb Malvern East

Period - From 01/07/2023 to 30/06/2024 Source REIV

### 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 six 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 |
|---|------------------------------------------|-----------|--------------|
| 1 | 6/951-955 Dandenong Rd MALVERN EAST 3145 | \$335,000 | 18/07/2024   |
| 2 | 202/881 Dandenong Rd MALVERN EAST 3145   | \$333,000 | 28/05/2024   |
| 3 | 115/951 Dandenong Rd MALVERN EAST 3145   | \$301,000 | 10/05/2024   |

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 six months.~~

This Statement of Information was prepared on:

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Property Type: Strata Unit/Flat  
Agent Comments

Indicative Selling Price  
\$300,000 - \$330,000  
Median Unit Price  
Year ending June 2024: \$591,250

## Comparable Properties



6/951-955 Dandenong Rd MALVERN EAST 3145 (REI/VG) Agent Comments



Price: \$335,000  
Method: Auction Sale  
Date: 18/07/2024  
Property Type: Apartment



202/881 Dandenong Rd MALVERN EAST 3145 (REI/VG) Agent Comments



Price: \$333,000  
Method: Private Sale  
Date: 28/05/2024  
Property Type: Apartment



115/951 Dandenong Rd MALVERN EAST 3145 (REI/VG) Agent Comments



Price: \$301,000  
Method: Private Sale  
Date: 10/05/2024  
Property Type: Apartment

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000



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