

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

112/903 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

\$200,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$588,500

Property type

Unit

Suburb

Malvern East

Period-from

01 May 2024

to

30 Apr 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

213/60 WAVERLEY ROAD MALVERN EAST VIC 3145	\$210,000	16-Dec-24
2/7 DUDLEY STREET CAULFIELD EAST VIC 3145	\$273,800	06-Apr-25
212/7 DUDLEY STREET CAULFIELD EAST VIC 3145	\$285,000	20-Feb-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: 06 May 2025

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**213/60 WAVERLEY ROAD
MALVERN EAST VIC 3145**

 2  1  -

Sold Price

^{RS} **\$210,000** Sold Date **16-Dec-24**

Distance **0.03km**



**2/7 DUDLEY STREET CAULFIELD
EAST VIC 3145**

 2  1  1

Sold Price

\$273,800 Sold Date **06-Apr-25**

Distance **0.49km**



**212/7 DUDLEY STREET CAULFIELD
EAST VIC 3145**

 2  1  1

Sold Price

\$285,000 Sold Date **20-Feb-25**

Distance **0.49km**

RS = Recent sale

UN = Undisclosed Sale

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