

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

17/951 Dandenong Road, Malvern East Vic 3145

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$330,000 & \$360,000

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	402/1a Finch St MALVERN EAST 3145	\$349,000	12/04/2024

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:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$330,000 - \$360,000
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



402/1a Finch St MALVERN EAST 3145 (REI/VG)

Agent Comments



Price: \$349,000
Method: Private Sale
Date: 12/04/2024
Property Type: Apartment

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