

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

1/1051 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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$528,000

Property type

Unit

Suburb

Malvern East

Period-from

01 Oct 2024

to

30 Sep 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

12/95-101 MURRUMBEENA ROAD MURRUMBEENA VIC 3163	\$773,000	17-Sep-25
1/66-68 MIMOSA ROAD CARNEGIE VIC 3163	\$777,000	08-May-25
11/20 GRANGE ROAD CARNEGIE VIC 3163	\$757,000	24-May-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 October 2025

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**12/95-101 MURRUMBEENA ROAD
MURRUMBEENA VIC 3163**

Sold Price

RS

\$773,000

Sold Date

17-Sep-25

2

1

1

Distance

1.36km



**1/66-68 MIMOSA ROAD CARNEGIE
VIC 3163**

Sold Price

\$777,000

Sold Date

08-May-25

2

1

2

Distance

0.72km



**11/20 GRANGE ROAD CARNEGIE
VIC 3163**

Sold Price

\$757,000

Sold Date

24-May-25

2

1

1

Distance

0.41km

RS = Recent sale

UN = Undisclosed Sale

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