

## 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

410/803 DANDENONG ROAD MALVERN EAST VIC 3145

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$360,000

&

\$375,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$528,000

Property type

Unit

Suburb

Malvern East

Period-from

01 Sep 2024

to

31 Aug 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

207/253 WAVERLEY ROAD MALVERN EAST VIC 3145	\$365,000	13-Aug-25
104/253 WAVERLEY ROAD MALVERN EAST VIC 3145	\$370,000	28-Jun-25
5/25 CLARENCE STREET MALVERN EAST VIC 3145	\$380,000	14-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: 11 September 2025



## 207/253 WAVERLEY ROAD MALVERN EAST VIC 3145

1 1 1

Sold Price <sup>RS</sup> **\$365,000** <sup>UN</sup> Sold Date **13-Aug-25**

Distance **1.63km**



## 104/253 WAVERLEY ROAD MALVERN EAST VIC 3145

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Sold Price **\$370,000** Sold Date **28-Jun-25**

Distance **1.63km**



## 5/25 CLARENCE STREET MALVERN EAST VIC 3145

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Sold Price **\$380,000** Sold Date **14-Apr-25**

Distance **0.25km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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