

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

10/806-808 WARRIGAL 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

\$360,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$579,250

Property type

Unit

Suburb

Malvern East

Period-from

01 Aug 2024

to

31 Jul 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

11/800-802 WARRIGAL ROAD MALVERN EAST VIC 3145	\$410,000	04-Jun-25
2/1447 DANDENONG ROAD MALVERN EAST VIC 3145	\$386,000	24-May-25
WARRIGAL ROAD MALVERN EAST VIC 3145	\$380,000	22-Mar-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: 15 August 2025



**11/800-802 WARRIGAL ROAD
MALVERN EAST VIC 3145**

2 1 1

Sold Price **\$410,000** Sold Date **04-Jun-25**

Distance **0.05km**

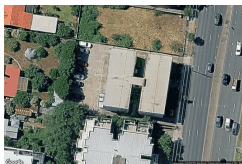


**2/1447 DANDENONG ROAD
MALVERN EAST VIC 3145**

2 1 1

Sold Price ^{RS} **\$386,000** ^{UN} Sold Date **24-May-25**

Distance **0.11km**



**WARRIGAL ROAD MALVERN EAST
VIC 3145**

2 1 1

Sold Price **\$380,000** Sold Date **22-Mar-25**

Distance **0.17km**

RS = Recent sale

UN = Undisclosed Sale

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