

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

212/951-955 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

\$480,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Unit

Suburb

Malvern East

Period-from

01 Sep 2025

to

31 Aug 2026

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

9/997 DANDENONG ROAD MALVERN EAST VIC 3145	\$510,000	02-Jun-26
201/907 DANDENONG ROAD MALVERN EAST VIC 3145	\$500,000	29-May-26
16/1 WARLEY ROAD MALVERN EAST VIC 3145	\$500,000	03-Jun-26

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: 16 September 2026



**9/997 DANDENONG ROAD
MALVERN EAST VIC 3145**

 2  1  1

Sold Price **\$510,000** Sold Date **02-Jun-26**

Distance **0.21km**



**201/907 DANDENONG ROAD
MALVERN EAST VIC 3145**

 2  1  1

Sold Price **\$500,000** Sold Date **29-May-26**

Distance **0.32km**



**16/1 WARLEY ROAD MALVERN
EAST VIC 3145**

 2  1  1

Sold Price Sold Date **03-Jun-26**

Distance **0.21km**

RS = Recent sale

UN = Undisclosed Sale

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