

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

101/1131 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

\$450,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

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

101/253 WAVERLEY ROAD MALVERN EAST VIC 3145	\$415,000	19-Aug-25
7/102 DARLING ROAD MALVERN EAST VIC 3145	\$425,000	28-Jun-25
11/16-18 DENE AVENUE MALVERN EAST VIC 3145	\$416,000	19-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: 31 October 2025



**101/253 WAVERLEY ROAD
MALVERN EAST VIC 3145**

1 1 1

Sold Price **\$415,000** Sold Date **19-Aug-25**

Distance **0.82km**

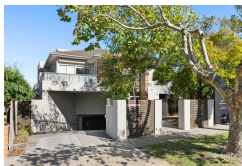


**7/102 DARLING ROAD MALVERN
EAST VIC 3145**

1 1 1

Sold Price **\$425,000** Sold Date **28-Jun-25**

Distance **1.03km**



**11/16-18 DENE AVENUE MALVERN
EAST VIC 3145**

1 1 1

Sold Price **\$416,000** Sold Date **19-May-25**

Distance **1.56km**

RS = Recent sale **UN** = Undisclosed Sale

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