

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 1413 Dandenong Road, Malvern East Vic 3145
Including suburb and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$2,000,000

Median sale price

Median price \$2,085,000 Property Type House Suburb Malvern East
Period - From 19/11/2024 to 18/11/2025 Source Property Data

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 six 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
1 5 Bellevue Av MALVERN EAST 3145	\$2,100,000	04/10/2025
2 45 Millewa Av MALVERN EAST 3145	\$2,000,000	07/07/2025
3 11 Bellevue Av MALVERN EAST 3145	\$2,090,000	27/06/2025

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 six months.~~

This Statement of Information was prepared on:

19/11/2025 17:13



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2

Indicative Selling Price

\$2,000,000

Median House Price

19/11/2024 - 18/11/2025: \$2,085,000

Property Type: House**Land Size:** 645 sqm approx

Agent Comments

Comparable Properties



5 Bellevue Av MALVERN EAST 3145 (REI)

Agent Comments



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2



2

Price: \$2,100,000**Method:** Auction Sale**Date:** 04/10/2025**Property Type:** House**Land Size:** 660 sqm approx

45 Millewa Av MALVERN EAST 3145 (VG)

Agent Comments



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Price: \$2,000,000**Method:** Sale**Date:** 07/07/2025**Property Type:** House (Res)**Land Size:** 697 sqm approx

11 Bellevue Av MALVERN EAST 3145 (REI/VG)

Agent Comments



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5

Price: \$2,090,000**Method:** Sold Before Auction**Date:** 27/06/2025**Property Type:** House (Res)**Land Size:** 660 sqm approx

Account - Marshall White | P: 03 9822 9999