

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

1413 Dandenong Road, Malvern East Vic 3145

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.

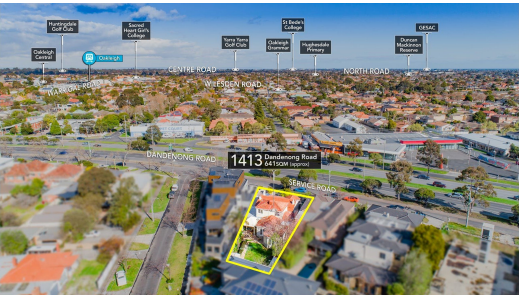
	Address of comparable property	Price	Date of sale
1	5 Bellevue Av MALVERN EAST 3145	\$2,100,000	04/10/2025
2	45 Millewa Av MALVERN EAST 3145	\$2,000,000	07/07/2025
3	11 Bellevue Av MALVERN EAST 3145	\$2,090,000	27/06/2025

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



5 2 2

Property Type: House
Land Size: 645 sqm approx
Agent Comments

Indicative Selling Price
\$2,000,000

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

Comparable Properties



5 Bellevue Av MALVERN EAST 3145 (REI)

Agent Comments

5 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

3 - -

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

4 2 5

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