

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 873 Dandenong Road, Malvern East Vic 3145

Indicative selling price

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

Range between \$1,500,000 & \$1,650,000

Median sale price

Median price \$2,025,000 Property Type House Suburb Malvern East

Period - From 01/01/2026 to 31/03/2026 Source REIV

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	12 Derby Rd CAULFIELD EAST 3145	\$1,400,000	20/03/2026
2	328 Waverley Rd MALVERN EAST 3145	\$1,100,000	23/12/2025
3	60 Glenferrie Rd MALVERN 3144	\$1,500,000	28/11/2025

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.~~

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Indicative Selling Price

\$1,500,000 - \$1,650,000

Median House Price

March quarter 2026: \$2,025,000



Property Type: Other
(Commercial)

Land Size: 256.809 sqm approx

Agent Comments

Comparable Properties



12 Derby Rd CAULFIELD EAST 3145 (VG)

Agent Comments



Price: \$1,400,000

Method: Sale

Date: 20/03/2026

Property Type: Retail (Com)

Land Size: 225 sqm approx



328 Waverley Rd MALVERN EAST 3145 (VG)

Agent Comments



Price: \$1,100,000

Method: Sale

Date: 23/12/2025

Property Type: Retail (Com)

Land Size: 285 sqm approx

60 Glenferrie Rd MALVERN 3144 (VG)

Agent Comments



Price: \$1,500,000

Method: Sale

Date: 28/11/2025

Property Type: Retail (Com)

Land Size: 220 sqm approx

Account - Besser & Co EA | P: 03 9531 1000



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