

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 1305 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 \$1,900,000 & \$2,000,000

Median sale price

Median price \$1,600,000 Property type HOUSE Suburb Malvern East

Period - From 18/02/2026 to 18/08/2026 Source Pricefinder

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
12 Chadstone Road, Malvern East Vic 3145	\$1,825,000	30/05/2026
11 Abbotsford Ave, Malvern East Vic 3145	\$1,900,000	28/03/2026
17 Ardyne St, Murrumbeena Vic	\$1,950,000	26/02/2026

This Statement of Information was prepared on: 18/08/2026



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