

# 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 G4/1399 Dandenong Road, Malvern East Vic 3145

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$995,000

### Median sale price

Median price \$605,000

Property Type Unit

Suburb Malvern East

Period - From 20/01/2025

to 19/01/2026

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	1/21 Rebecca Rd MALVERN EAST 3145	\$995,000	27/11/2025
2	1/16 Winifred St OAKLEIGH 3166	\$960,000	30/08/2025
3			

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:

20/01/2026 09:37



 3  
  2  
  2

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$995,000

**Median Unit Price**

20/01/2025 - 19/01/2026: \$605,000

## Comparable Properties



1/21 Rebecca Rd MALVERN EAST 3145 (REI/VG)

**Agent Comments**

 3  
  2  
  2

**Price:** \$995,000

**Method:** Private Sale

**Date:** 27/11/2025

**Property Type:** Unit

**Land Size:** 228 sqm approx



1/16 Winifred St OAKLEIGH 3166 (REI/VG)

**Agent Comments**

 3  
  2  
  1

**Price:** \$960,000

**Method:** Auction Sale

**Date:** 30/08/2025

**Property Type:** Unit

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.

Account - RT Edgar | P: 03 9826 1000



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