

## 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

106/865 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) (\*Delete single price or range as applicable)

Single Price

\$775,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$579,250

Property type

Unit

Suburb

Malvern East

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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 6 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

103/989 GLEN HUNTLY ROAD CAULFIELD VIC 3162	\$790,000	27-Mar-25
206/1110 DANDENONG ROAD CARNEGIE VIC 3163	\$790,000	17-Mar-25
207/16 ETNA STREET GLEN HUNTLY VIC 3163	\$835,000	01-Feb-25

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 6 months.~~

This Statement of Information was prepared on: 20 June 2025

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**103/989 GLEN HUNTLY ROAD  
CAULFIELD VIC 3162**

 3  2  2

Sold Price **\$790,000** Sold Date **27-Mar-25**

Distance **1.68km**



**206/1110 DANDENONG ROAD  
CARNEGIE VIC 3163**

 3  2  -

Sold Price Sold Date **17-Mar-25**

Distance **1.95km**



**207/16 ETNA STREET GLEN  
HUNTLY VIC 3163**

 3  2  2

Sold Price **\$835,000** Sold Date **01-Feb-25**

Distance **1.66km**

RS = Recent sale UN = Undisclosed Sale

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