

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

206/659 Dandenong Road, Malvern East Vic 3145

Indicative selling price

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

Range between

\$450,000

&

\$495,000

Median sale price

Median price

\$593,500

Property Type

Unit

Suburb

Malvern East

Period - From

01/04/2025

to

30/06/2025

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	2/16 Lexton Gr PRAHRAN 3181	\$495,000	23/05/2025
2	42/11 Bond St CAULFIELD NORTH 3161	\$450,000	20/03/2025
3	9M/8 Bond St CAULFIELD NORTH 3161	\$480,000	11/03/2025

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:

22/07/2025 17:12

2 1 1

Property Type:
Agent Comments

Indicative Selling Price
\$450,000 - \$495,000
Median Unit Price
June quarter 2025: \$593,500

Comparable Properties



2/16 Lexton Gr PRAHRAN 3181 (REI)

Agent Comments

2 1 1

Price: \$495,000
Method: Private Sale
Date: 23/05/2025
Property Type: Apartment



42/11 Bond St CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

2 1 1

Price: \$450,000
Method: Sold Before Auction
Date: 20/03/2025
Property Type: Apartment
Land Size: 14500 sqm approx



9M/8 Bond St CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

2 1 1

Price: \$480,000
Method: Private Sale
Date: 11/03/2025
Property Type: Apartment