

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

17 Wilks Avenue, Malvern Vic 3144

Indicative selling price

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

Range between \$4,000,000

&

\$4,400,000

Median sale price

Median price \$2,765,500

Property Type House

Suburb Malvern

Period - From 01/07/2025

to

30/06/2026

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.

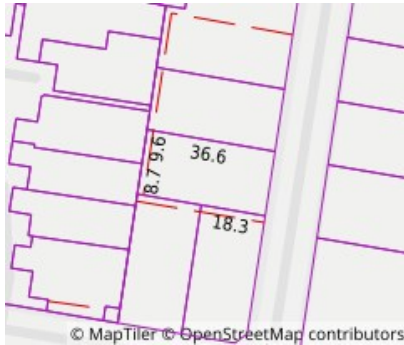
	Address of comparable property	Price	Date of sale
1	6 Jordan St MALVERN 3144	\$4,000,000	19/05/2026
2	51 Erica Av GLEN IRIS 3146	\$4,000,000	09/05/2026
3	25 Mckinley Av MALVERN 3144	\$4,280,000	16/03/2026

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:

20/08/2026 09:41



Rooms: 6

Property Type: House

Land Size: 670.485 sqm approx

Agent Comments

Indicative Selling Price

\$4,000,000 - \$4,400,000

Median House Price

Year ending June 2026: \$2,765,500

Comparable Properties



6 Jordan St MALVERN 3144 (REI)



Agent Comments

Price: \$4,000,000

Method: Auction Sale

Date: 19/05/2026

Property Type: House (Res)

Land Size: 512 sqm approx



51 Erica Av GLEN IRIS 3146 (REI)



Agent Comments

Price: \$4,000,000

Method: Auction Sale

Date: 09/05/2026

Property Type: House (Res)

Land Size: 632 sqm approx



25 Mckinley Av MALVERN 3144 (REI/VG)



Agent Comments

Price: \$4,280,000

Method: Private Sale

Date: 16/03/2026

Property Type: House (Res)

Land Size: 558 sqm approx

Account - Marshall White | P: 03 9822 9999