Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	6/20 Lysterville Avenue, Malvern Vic 3144
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$750,000	&	\$820,000

Median sale price

Median price	\$670,000	Pro	perty Type	Jnit		Suburb	Malvern
Period - From	20/05/2024	to	19/05/2025	So	ource	Property	v 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

Add	dress of comparable property	Price	Date of sale
1	7/3 Catherine St CAULFIELD NORTH 3161	\$823,000	05/04/2025
2	2/3 Payne St CAULFIELD NORTH 3161	\$836,000	05/04/2025
3	3/175 Wattletree Rd MALVERN 3144	\$850,000	11/01/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	20/05/2025 13:04









Property Type: Divorce/Estate/Family Transfers **Agent Comments**

Indicative Selling Price \$750,000 - \$820,000 **Median Unit Price** 20/05/2024 - 19/05/2025: \$670,000

Comparable Properties



7/3 Catherine St CAULFIELD NORTH 3161 (REI/VG)

2

Price: \$823,000 Method: Auction Sale Date: 05/04/2025 Property Type: Unit Land Size: 85 sqm approx **Agent Comments**



2/3 Payne St CAULFIELD NORTH 3161 (REI)

2



Agent Comments

Price: \$836,000 Method: Auction Sale Date: 05/04/2025 Property Type: Unit



3/175 Wattletree Rd MALVERN 3144 (REI/VG)

Price: \$850,000 Method: Private Sale Date: 11/01/2025 Property Type: Villa



Agent Comments

Account - Jellis Craig | P: 03 9864 5000





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