

# 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

6/20 Lysterville Avenue, Malvern Vic 3144

### Indicative selling price

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

Range between

\$750,000

&

\$820,000

### Median sale price

Median price

\$670,000

Property Type

Unit

Suburb

Malvern

Period - From

20/05/2024

to

19/05/2025

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	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 comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

20/05/2025 13:04



2 1 1

**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) Agent Comments

2 1 1

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



2/3 Payne St CAULFIELD NORTH 3161 (REI) Agent Comments

2 1 2

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



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

2 1 1

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

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