

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

7 Wilks Avenue, Malvern Vic 3144

Indicative selling price

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

Range between \$9,800,000 & \$10,700,000

Median sale price

Median price \$2,700,000 Property Type House Suburb Malvern

Period - From 07/04/2025 to 06/04/2026 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	23 Haverbrack Av MALVERN 3144	\$10,000,000	29/01/2026
2	240 Kooyong Rd TOORAK 3142	\$10,250,000	22/12/2025
3			

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:

07/04/2026 13:42



 5  5  3

Property Type: House
Land Size: 836 sqm approx
Agent Comments

Indicative Selling Price
\$9,800,000 - \$10,700,000
Median House Price
07/04/2025 - 06/04/2026: \$2,700,000

Comparable Properties



23 Haverbrack Av MALVERN 3144 (REI)

Agent Comments

 3  2  2

Price: \$10,000,000
Method: Private Sale
Date: 29/01/2026
Property Type: House (Res)
Land Size: 947 sqm approx



240 Kooyong Rd TOORAK 3142 (REI/VG)

Agent Comments

 4  4  2

Price: \$10,250,000
Method: Private Sale
Date: 22/12/2025
Property Type: House (Res)
Land Size: 864 sqm approx

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.

Account - Marshall White | P: 03 9822 9999



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