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	8 Derril Avenue, Malvern Vic 3144

Indicative selling price

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

Single price: $4,250,000

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	25 Mckinley Av MALVERN 3144	$4,280,000	16/03/2026
2			
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: 14/09/2026 10:06

8 Derril Avenue, Malvern Vic 3144

JellisCraig



4 4 2

Property Type: House

Agent Comments

Indicative Selling Price
$4,250,000
Median House Price
Year ending June 2026: $2,765,500

Comparable Properties



25 Mckinley Av MALVERN 3144 (REI)

4 2 2

Price: $4,280,000
Method: Private Sale
Date: 16/03/2026
Property Type: House (Res)
Land Size: 558 sqm approx

Agent Comments

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 - Jellis Craig | P: 03 9864 5000

REIV THE DIFFERENCE

propertydata .com.au

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