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	28 Mayfield Avenue, Malvern Vic 3144

Indicative selling price

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

Range between $4,500,000 & $4,800,000

Median sale price

Median price $2,900,000 Property Type House Suburb Malvern

Period - From 01/04/2024 to 30/06/2024 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	33 Talbot Cr KOOYONG 3144	$4,818,000	05/07/2024
2	191 Wattletree Rd MALVERN 3144	$4,600,000	25/03/2024
3	3 Parslow St MALVERN 3144	$4,520,000	23/03/2024

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: 18/09/2024 13:29



4 3 3

Property Type: House

Agent Comments

Indicative Selling Price
$4,500,000 - $4,800,000
Median House Price
June quarter 2024: $2,900,000

Comparable Properties

33 Talbot Cr KOOYONG 3144 (REI/VG)

4 2 -

Agent Comments

Price: $4,818,000
Method: Private Sale
Date: 05/07/2024
Property Type: House (Res)
Land Size: 1147 sqm approx



191 Wattletree Rd MALVERN 3144 (REI/VG)

4 3 4

Agent Comments

Price: $4,600,000
Method: Private Sale
Date: 25/03/2024
Property Type: House
Land Size: 836 sqm approx



3 Parslow St MALVERN 3144 (REI/VG)

4 3 3

Agent Comments

Price: $4,520,000
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)
Land Size: 706 sqm approx

Account - Jellis Craig | P: 03 9864 5000

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