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	4/1 Mayfield Avenue, Malvern Vic 3144

Indicative selling price

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

Range between $900,000 & $990,000

Median sale price

Median price $1,663,000 Property Type Townhouse Suburb Malvern

Period - From 22/07/2023 to 21/07/2024 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	1/1 Mayfield Av MALVERN 3144	$1,140,000	04/04/2024
2	16/1231 Malvern Rd MALVERN 3144	$1,060,000	24/02/2024
3	1/449 Glenferrie Rd KOOYONG 3144	$1,000,000	23/04/2024

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: 22/07/2024 13:59

4/1 Mayfield Avenue, Malvern Vic 3144



3 1 2

Property Type: Apartment

Agent Comments

Indicative Selling Price
$900,000 - $990,000
Median Townhouse Price
22/07/2023 - 21/07/2024: $1,663,000

Comparable Properties



1/1 Mayfield Av MALVERN 3144 (REI/VG)

2 1 2

Price: $1,140,000
Method: Private Sale
Date: 04/04/2024
Property Type: Apartment

Agent Comments



16/1231 Malvern Rd MALVERN 3144 (REI/VG)

3 1 2

Price: $1,060,000
Method: Auction Sale
Date: 24/02/2024
Property Type: Apartment

Agent Comments



1/449 Glenferrie Rd KOOYONG 3144 (REI)

10 4 -

Price: $1,000,000
Method: Private Sale
Date: 23/04/2024
Property Type: House (Res)

Agent Comments

Account - Kay & Burton | P: 03 9820 1111 | F: 03 9820 0371

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